

Wednesday, November 3, 2010, 7:00 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: www.ci.tracy.ca.us

Americans with Disabilities Act - The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Council meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6000) 24 hours prior to the meeting.

Addressing the Council on Items on the Agenda - The Brown Act provides that every regular Council meeting shall provide an opportunity for the public to address the Council on any item within its jurisdiction before or during the Council's consideration of the item, provided no action shall be taken on any item not on the agenda. Each citizen will be allowed a maximum of five minutes for input or testimony. At the Mayor's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Consent Calendar - All items listed on the Consent Calendar are considered routine and/or consistent with previous Council direction. A motion and roll call vote may enact the entire Consent Calendar. No separate discussion of Consent Calendar items will occur unless members of the City Council, City staff or the public request discussion on a specific item at the beginning of the meeting.

Addressing the Council on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. Individuals addressing the Council should state their names and addresses for the record, and for contact information. "Items from the Audience" following the Consent Calendar will be limited to 15 minutes. "Items from the Audience" listed near the end of the agenda will not have a maximum time limit. The five minute maximum time limit for each speaker applies to all "Items from the Audience." Any item not on the agenda, brought up by the public shall automatically be referred to staff. In accordance with Council policy, if staff is not able to resolve the matter satisfactorily, the member of the public may request a Council Member to sponsor the item for discussion at a future meeting. When citizens address the Council, speakers should be as specific as possible about their concerns. If several speakers comment on the same issue, an effort should be made to avoid repetition of views already expressed.

Presentations to Council - Persons who wish to make presentations which may exceed the time limits are encouraged to submit comments in writing at the earliest possible time to ensure distribution to Council and other interested parties. Requests for letters to be read into the record will be granted only upon approval of the majority of the Council. Power Point (or similar) presentations need to be provided to the City Clerk's office at least 24 hours prior to the meeting. All presentations must comply with the applicable time limits. Prior to the presentation, a hard copy of the Power Point (or similar) presentation will be provided to the City Clerk's office for inclusion in the record of the meeting and copies shall be provided to the Council. Failure to comply will result in the presentation being rejected. Any materials distributed to a majority of the Council regarding an item on the agenda shall be made available for public inspection at the City Clerk's office (address above) during regular business hours.

Notice - A 90 day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90 day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a City Council action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the City Council prior to or at the public hearing.

Full copies of the agenda are available at City Hall, 333 Civic Center Plaza, the Tracy Public Library, 20 East Eaton Avenue, and on the City's website www.ci.tracy.ca.us

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

PRESENTATIONS – Employee of the Month

– Proclamation – “Veterans Day”

– Proclamation – “Homeless Youth Awareness and Runaway Prevention Month”

– Recognition of D.A.R.E. Students

1. CONSENT CALENDAR

A. Minutes Approval

B. Approve the Submittal of Functional Classifications for Local Streets and Roads to the State of California, Department of Transportation to Update the California Road System (CRS) Records

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARING TO CONSIDER A REZONING FROM MEDICAL OFFICE TO MEDIUM DENSITY CLUSTER AND GENERAL PLAN MAP AMENDMENT FROM OFFICE TO RESIDENTIAL MEDIUM OF TEN LOTS (APPROXIMATELY 2.3 ACRES) ON THE SOUTH SIDE OF CARLTON WAY AND EAST AND WEST SIDES OF BESSIE AVENUE; THE APPLICANT IS YUSU HSIUNG; APPLICATION NUMBERS R10-0002 AND GPA10-0001

4. RECEIVE REPORT AND APPROVE A DESIGN CONCEPT FOR THE ELEVENTH STREET – EAST TRACY OVERHEAD, BRIDGE #29C-0126, CIP 73063, FEDERAL PROJECT NO. BHLS-5192(020)

5. APPROVE COMMUNITY NEEDS PRIORITIES AND EVALUATION CRITERIA FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATIONS AND ACCEPT THE RECOMMENDATION FROM THE PARKS AND COMMUNITY SERVICES COMMISSION TO FORM A SUB-COMMITTEE TO ASSIST WITH THE EVALUATION OF CDBG APPLICATIONS

6. ITEMS FROM THE AUDIENCE

7. COUNCIL ITEMS

8. ADJOURNMENT

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

October 19, 2010, 6:30 p.m.

Council Chambers, 333 Civic Center Plaza, Tracy

1. CALL TO ORDER – Mayor Ives called the meeting to order at 6:30 p.m. for the purpose of a closed session to discuss the items outlined below.
2. ROLL CALL – Roll call found Council Members Abercrombie, Maciel, Tolbert and Mayor Ives present; Mayor Pro Tem Tucker absent. Mayor Pro Tem Tucker arrived at 6:40 p.m.
3. ITEMS FROM THE AUDIENCE - None
4. CLOSED SESSION –
 - A. Personnel Matter (Gov. Code section 54957)
 - Public Employee Appointment, Employment, Evaluation of Performance, Discipline, or Dismissal

Position Title(s): City Attorney
 - B. Pending Litigation (Government Code section 54956.9 (b))
 - TRAQC v. City of Tracy, et al.
(San Joaquin County Superior Court Case No. 39-2008-00201854-CU-WM-STK)
 - *Claim of Christopher Bosch*
5. MOTION TO RECESS TO CLOSED SESSION – Council Member Abercrombie motioned to recess the meeting to closed session at 6:30 p.m. Council Member Maciel seconded the motion. Voice vote found Council Members Abercrombie, Maciel, Tolbert and Mayor Ives in favor; Mayor Pro Tem Tucker absent. Motion carried 4:0:1.
6. RECONVENE TO OPEN SESSION – Mayor Ives reconvened the meeting into open session at 6:55 p.m.
7. REPORT OF FINAL ACTION – None.
8. ADJOURNMENT – It was moved by Council Member Abercrombie and seconded by Mayor Pro Tem Tucker to adjourn. Voice vote found all in favor; passed and so ordered. Time: 6:56 p.m.

The agenda was posted at City Hall on October 14, 2010.

Mayor

ATTEST:

City Clerk

AGENDA ITEM 1.B

REQUEST

APPROVE THE SUBMITTAL OF FUNCTIONAL CLASSIFICATIONS FOR LOCAL STREETS AND ROADS TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION TO UPDATE THE CALIFORNIA ROAD SYSTEM (CRS) RECORDS

EXECUTIVE SUMMARY

The California Department of Transportation (CALTRANS) maintains the California Road System (CRS) records which identify functional classifications of all roadway segments within the State of California. These records are approved by the Federal Highway Administration (FHWA) and are used to compare the existing street conditions (level of service) with its functional classification to qualify for Federal funds for roadway improvements. In order to continue receiving the Federal funds for roadway improvements, staff is updating the records of all existing streets within the City and adding newly constructed street segments for its functional classifications which are not currently in the CRS records. The classifications of the roadway segments are based on the current City Standards and previously adopted traffic studies and analysis for various developments within the City.

DISCUSSION

Incorporated cities are responsible for initiating any requests for changes to the functional classification of local streets and addition of new segments of streets within their jurisdiction in the CRS. The procedure of updating the CRS records and maps involves seeking concurrence from the San Joaquin Council of Governments along with submitting a request form to Caltrans with a City Council resolution approving the submittal. CALTRANS headquarters then reviews the request and forwards it to the Federal Highway Administration (FHWA) for approval and updating of the records.

In order to receive Federal funding for the completion of roadway improvements within the City, all non-residential streets must be listed with their functional classification in the CRS records maintained by CALTRANS and approved by FHWA.

Recently staff has evaluated all street segments for its consistency with functional classifications within the City. Some of the existing segments would need to change the functional classification based on City Standards and its functionality. With the addition of new developments and annexations in recent years, the City has added several new street segments and roadways within its jurisdiction. It is in the City's best interest to include these streets in the CSR to qualify for Federal funds for future roadway improvements on these streets. Functional classifications of all streets except residential streets are listed in Exhibit A and are shown in the attached map (Exhibit B). This list is included to provide a full overview of the City's roadway functional classifications of all streets other than residential streets

Development and Engineering Services staff has also prepared an application requesting the change of classifications and addition of new roadway segments as listed in Exhibit C. Upon adoption of a resolution by City Council and receipt of concurrence from the San Joaquin Council of Governments, the application will be submitted to CALTRANS/FHWA for processing.

FISCAL IMPACT

There will be no impact to General Fund.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's seven strategic plans directly.

RECOMMENDATION

That City Council, by resolution, approve the submittal of functional classifications for local streets and roads to the State of California, Department of Transportation for updating California Road System (CRS) records.

Prepared by: Ripon Bhatia, Senior Civil Engineer

Reviewed by: Kuldeep Sharma, City Engineer

Approved by: Andrew Malik, Development and Engineering Services Director
Leon Churchill, Jr., City Manager

Exhibit A – List of Streets with Functional Classification
Exhibit B – Map showing Functional Classification
Exhibit C – List of Streets to be submitted to CALTRANS

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN ES	FC FROM	FC TO	STATUS
SJ	TRA	10Y332080000	11TH ST	I-205	URL @ LAMMERS RD	2	0.799	07L31	4			EXISTING SEGMENT
SJ	TRA		11TH ST	CL AT EAST OF CHRISMAN	CL AT 0.42 MILE EAST	2	0.410	07L32	4			NEW SEGMENT
SJ	TRA	10W808090000	LINNE RD	CORRAL HOLLOW RD	CL .01M E/TRACY BLVD	16	1.020	07L31	2	16	6	CHANGE CLASSIFICATION
Rural Principal Arterial Total							1.209	Miles				

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN ES	FC FROM	FC TO	STATUS
SJ	TRA		CORRAL HOLLOW RD	CITY LIMIT AT 0.2 MILE S/C	URL @ DELTA MENDO	6	0.619	07L31	2			NEW SEGMENT
SJ	TRA	10Y340085000	CORRAL HOLLOW RD	CL 1M W/580	URL @ DELTA MENDO	7	1.450	07L31	2	7	6	CHANGE CLASSIFICATION
SJ	TRA	10Y361010000	LAMMERS RD	CL @ SHULTE RD (N)	CL .40 N/SCHULTE R	7	0.400		2	7	6	CHANGE CLASSIFICATION
SJ	TRA	10Y361030000	LAMMERS RD	CL .570 S/11TH ST	URL @ ELEVENTH ST	7	0.570		2	7	6	CHANGE CLASSIFICATION
SJ	TRA	10Y361050000	LAMMERS RD	URL @ ELEVENTH ST	BYRON RD	6	0.670		2			EXISTING SEGMENT
Rural Minor Arterial Total							3.709	Miles				

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN ES	FC FROM	FC TO	STATUS
SJ	TRA	10Y332090000	11TH ST	URL @ LAMMERS RD	CORRAL HOLLOW RD	14	1.288	07L31	6			EXISTING SEGMENT
SJ	TRA	10Y332100000	11TH ST	CORRAL HOLLOW RD	MAC ARTHUR DR	14	2.000	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y332110000	11TH ST	MAC ARTHUR DR	WEST SIDE OF RR OVER	14	0.250	07L31	4			EXISTING SEGMENT
SJ	TRA		11TH ST	WEST SIDE OF RR OVERP	CL @ EAST SIDE OF R	14	0.319	07L31	4			NEW SEGMENT
SJ	TRA	10Y340096000	CORRAL HOLLOW RD	CL @ UPPER MAIN CNL	CL @ MIDWAY DR	14	0.437	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y340100000	CORRAL HOLLOW RD	CL S/UPRR	BYRON RD	14	1.410	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y340103000	CORRAL HOLLOW RD	BYRON RD	.38M N/BYRON RD	14	0.380	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y340107000	CORRAL HOLLOW RD	.38M N/BYRON RD	CL .1 N/I-205	14	0.840	07L21	4			EXISTING SEGMENT
SJ	TRA		CHRISMAN RD	GRANT LINE RD	PARADISE AVE	14	0.251	07L22	2			NEW SEGMENT
SJ	TRA		CHRISMAN RD	PARADISE AVE	RR TRACKS	14	0.358	07L32	6			NEW SEGMENT
SJ	TRA	10Y335090000	GRANT LINE RD	CL .45M E/BYRON RD	.95 E OF BYRON RD	14	0.500	07L21	2			EXISTING SEGMENT

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA	10Y335095000	GRANT LINE RD	CL .95M E/BYRON RD	CORRAL HOLLOW RD	14	0.790	07L21	6			EXISTING SEGMENT
SJ	TRA	10Y335097000	GRANT LINE RD	CORRAL HOLLOW RD	TRACY BLVD	14	1.000	07L21	4			EXISTING SEGMENT
SJ	TRA	10Y335099000	GRANT LINE RD	TRACY BLVD	.4M E/MAC ARTHUR	14	1.510	07L21	4			EXISTING SEGMENT
SJ	TRA	10Y335110000	GRANT LINE RD	.4M E/MAC ARTHUR	CHRISMAN RD	14	0.500	07L21	2			EXISTING SEGMENT
SJ	TRA	10Y348097000	MAC ARTHUR DR	CL .2 N/LINNE ROAD	CL N/ YOSEMITE DRIVE	14	1.500	07L31	2			EXISTING SEGMENT
SJ	TRA		MAC ARTHUR DR	CL N/YOSEMITE DRIVE	CL S/UP RR	14	1.030	07L31	2			NEW SEGMENT
SJ	TRA	10Y348106000	MAC ARTHUR DR	CL S/ UP RR	SP RR	14	0.100	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y348110000	MAC ARTHUR DR	SP RR	11TH ST	14	0.246	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y348114000	MAC ARTHUR DR	11TH ST	GRANT LINE RD	14	1.210	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y348120000	MAC ARTHUR DR	GRANT LINE RD	I-205	14	0.700	07L21	4			EXISTING SEGMENT
SJ	TRA	10Y348125000	MAC ARTHUR DR	I-205	URL @ ARBOR AVE	17	0.300	07L21	2	17	14	CHANGE CLASSIFICATION
SJ	TRA		SCHULTE RD	MABEL JOSEPHINE	BARCELONA DRIVE	14	0.240	07L31	2			NEW SEGMENT
SJ	TRA		SCHULTE RD	BARCELONA	CORRAL HOLLOW RD	14	0.210	07L31	6			NEW SEGMENT
SJ	TRA	10Y326090000	SCHULTE RD	CORRAL HOLLOW RD	TRACY BLVD	14	1.100	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y326100000	SCHULTE RD	TRACY BLVD	CENTRAL AVE	14	0.520	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y326105000	SCHULTE RD	CENTRAL AVE	MAC ARTHUR DR	16	0.560	07L31	4	16	14	CHANGE CLASSIFICATION
SJ	TRA	10Y343085000	TRACY BLVD	1.13M S/LINNE RD	LINNE RD	14	1.130	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y343090000	TRACY BLVD	LINNE RD	VALPICO RD	14	1.020	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y343095000	TRACY BLVD	VALPICO RD	SCHULTE RD	14	1.000	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y343100000	TRACY BLVD	SCHULTE RD	SP RR	14	0.360	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y343105000	TRACY BLVD	SP RR	ELEVENTH ST	14	0.670	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y343110000	TRACY BLVD	ELEVENTH ST	I-205	14	1.630	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y343115000	TRACY BLVD	I-205	URL .4 N/I-205	14	0.400	07L21	4			EXISTING SEGMENT
SJ	TRA	10WW93120000	VALPICO RD	CL .5M W/TRACY BLVD	CL .5M E/TRACY BLVD	14	0.980	07L23	4			EXISTING SEGMENT
SJ	TRA	10Y349095000	CHRISMAN RD	CL@VALPICO RD	CL .5 N/VALPICO RD	16	0.514	07L32	2	16	14	CHANGE CLASSIFICATION
SJ	TRA	10Y340091000	CORRAL HOLLOW RD	CL @ LINNE RD	CL @ PEONY DRIVE	16	0.482	07L31	2	16	14	CHANGE CLASSIFICATION
SJ	TRA	10Y335115000	GRANT LINE RD	CHRISMAN RD	CL.7 E/CHRISMAN RD	16	0.750	07L21	2	16	14	CHANGE CLASSIFICATION

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN ES	FC FROM	FC TO	STATUS
SJ	TRA	10WW93130000	VALPICO RD	CL .5M E/TRACY BLVD	MAC ARTHUR DR	14	0.500	07L31	4			EXISTING SEGMENT

Urban Principal Arterial Total 28.984 Miles

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN ES	FC FROM	FC TO	STATUS
SJ	TRA	10Y331100000	BYRON RD	CL @ I-205	CORRAL HOLLOW RD	16	1.410	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y346080000	CENTRAL AVE	SYCAMORE PKWY	TRACY BLVD	16	0.300	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y346090000	CENTRAL AVE	TRACY BLVD	SCHULTE RD	16	1.040	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y346105000	CENTRAL AVE	SCHULTE RD	MT. DIABLO AVE	16	0.270	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y346107000	CENTRAL AVE	MT. DIABLO AVE	ELEVENTH ST	16	0.680	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y346110000	HOLLY DR	ELEVENTH ST	LARCH RD	16	1.780	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y334090000	LOWELL AVE	CORRAL HOLLOW RD	LINCOLN BLVD	16	0.520	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y334100000	LOWELL AVE	LINCOLN BLVD	TRACY BLVD	16	0.450	07L31	4			EXISTING SEGMENT
SJ	TRA	10Y337050000	NAGLEE RD	GRANT LINE RD	LARCH RD	16	0.950	07L21	2			EXISTING SEGMENT
SJ	TRA	10WW94100000	SYCAMORE PKWY	TRACY BLVD	SCHULTE RD	16	1.700	07L23	4			EXISTING SEGMENT
SJ	TRA		ROBERTSON DRIVE	NAGLEE ROAD	PAVILLION PARKWAY	16	0.210	07L21	4			NEW SEGMENT
SJ	TRA		PAVILLION PARKWAY	NAGLEE ROAD	POWER ROAD	16	0.460	07L21	4			NEW SEGMENT
SJ	TRA		CROSSROADS DRIVE	ELEVENTH ST	SOUTH OF GREYSTON	16	0.380	07L31	4			NEW SEGMENT
SJ	TRA		VALPICO RD	MAC ARTHUR DR	CHRISMAN RD	16	1.000	07L31	2			NEW SEGMENT
SJ	TRA	10Y341100000	LINCOLN BLVD	ELEVENTH ST	GRANT LINE RD	17	1.034	07L31	4	17	16	CHANGE CLASSIFICATION

Urban Minor Arterial Total 12.184 Miles

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN ES	FC FROM	FC TO	STATUS
SJ	TRA	10Y327090000	3RD ST	WEST ST	CENTRAL AVE	17	0.270	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y327100000	3RD ST	CENTRAL AVE	MOUNT DIABLO AVE	17	0.550	07L31	2			EXISTING SEGMENT
SJ	TRA		ADAIRE LANE	CLEMENTE LANE	GOLDEN LEAF	17	0.0758	07L31	2			NEW SEGMENT

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA	10WW99100000	ALDEN GLEN DR	CYPRESS DR	11TH ST	17	0.420	07L23	2			EXISTING SEGMENT
SJ	TRA		ALEGRE DR	CORRAL HOLLOW ROAD	ENYEART DRIVE	17	0.07	07L21	2			NEW SEGMENT
SJ	TRA		AMARETTO DRIVE	SCHULTE ROAD	YOSEMITE WAY	17	0.29	07L31	2			NEW SEGMENT
SJ	TRA		AMBERWOOD DRIVE	PLYMOTH DRIVE	CANDLEWOOD	17	0.0438	07L31	2			NEW SEGMENT
SJ	TRA	10Y339105000	ARBOR AVE	CL-URL .37M E/HOLLY DR	MACARTHUR DR	17	0.250	07L21	2			EXISTING SEGMENT
SJ	TRA	10Y339120000	ARBOR AVE	MACARTHUR DR	URL-CL .37M E/MACAR	17	0.370	07L21	2			EXISTING SEGMENT
SJ	TRA		AUTO PLAZA DRIVE	POWER ROAD	NAGLEE ROAD	17	0.3987	07L21	2			NEW SEGMENT
SJ	TRA		AUTO PLAZA WAY	AUTOPLAZA DRIVE	ROBERTSON DRIVE	17	0.1439	07L21	2			NEW SEGMENT
SJ	TRA	10Y347115000	BALBOA DR	PORTOLA WAY	KAVANAGH AVE	17	0.170	07L21	2			EXISTING SEGMENT
SJ	TRA	10Y347130000	BALBOA DR	KAVANAGH AVE	CLOVER RD	17	0.240	07L21	2			EXISTING SEGMENT
SJ	TRA		BALCKSTONE	MABEL JOEPHINE	WEST OF SPARROW C	17	0.1233	07L31	2			NEW SEGMENT
SJ	TRA		BARCELONA DRIVE	CLEMENTE LANE	GRAND TENTON DRIV	17	0.5563	07L31	2			NEW SEGMENT
SJ	TRA		BASQUE AVE	DOMINIQUE DR	PYRENEES	17	0.1669	07L31	2			NEW SEGMENT
SJ	TRA	10Y331115000	BEECHNUT AVE	SEQUOIA BLVD	TRACY BLVD	17	0.300	07L31	2			EXISTING SEGMENT
SJ	TRA		BELCONTE DRIVE	ELEVENTH ST	BYRON ROAD	17	0.1178	07L31	2			NEW SEGMENT
SJ	TRA	10WW65100000	BESSIE AVE	ELEVENTH ST	GRANT LINE RD	17	0.970	07L31	2			EXISTING SEGMENT
SJ	TRA		BEVERLY PLACE	SCHELIGER DRIVE	LINCOLN BLVD	17	0.1061	07L31	2			NEW SEGMENT
SJ	TRA		BEVERLY PLACE	LINCOLN BLVD	TRACY BLVD	17	0.4519	07L31	2			NEW SEGMENT
SJ	TRA		BEVERLY PLACE	BESSIE AVE	FRANKLIN AVE	17	0.8168	07L31	2			NEW SEGMENT
SJ	TRA	10Y349120000	BRICHETTO RD	CL @ CHRISIMAN RD	CL .06 W/BANTA RD	17	1.070	07L32	2			EXISTING SEGMENT
SJ	TRA		BROKVEIW DRIVE	GLENBROOK DRIVE	REGIS DRIVE	17	0.5871	07L31	2			NEW SEGMENT
SJ	TRA	10Y344100000	BUTHMANN AVE	GRANT LINE RD	CLOVER RD	17	0.530	07L21	2			EXISTING SEGMENT
SJ	TRA	10WW66110000	CABRILLO DR	COLONY DR	CLOVER RD	17	0.220	07L31	2			EXISTING SEGMENT
SJ	TRA		CAMBRIDGE PLACE	SYCAMORE PKWY	HERITAGE PLACE	17	0.1375	07L31	2			NEW SEGMENT
SJ	TRA		CAMELIA DR	GOLDEN SPRING DRIVE	KAVANAGH AVE	17	0.3628	07L21	2			NEW SEGMENT
SJ	TRA		CAROL ANN DRIVE	MABELJOSEPHINE	GOLDEN LEAF	17	0.539	07L31	2			NEW SEGMENT
SJ	TRA	10WW98110000	CENTER COURT DR	CYPRESS DR	TRACY BLVD	17	0.320	07L23	2			EXISTING SEGMENT

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA		CENTER COURT DRIVE	TRACY BLVD	BALDWIN DR	17	0.185	07L31	2			NEW SEGMENT
SJ	TRA	10Y342105000	CHESTER DR	EATON AVE	LOWELL AVE	17	0.360	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y342120000	CHESTER DR	LOWELL AVE	DUNCAN DR	17	0.320	07L31	2			EXISTING SEGMENT
SJ	TRA		CIVIC CENTER DRIVE	ELEVENTH STREET	NINTH STREET	17	0.1288	07L31	2			NEW SEGMENT
SJ	TRA		CLEMENTE LANE	BARCELONA DRIVE	ADAIRE LANE	17	0.0701	07L31	2			NEW SEGMENT
SJ	TRA	10Y337095000	CLOVER RD	CL .25M W/TRACY BLVD	TRACY BLVD	17	0.250	07L21	2			EXISTING SEGMENT
SJ	TRA	10Y337100000	CLOVER RD	TRACY BLVD	HOLLY DR	17	0.490	07L21	2			EXISTING SEGMENT
SJ	TRA	10Y337110000	CLOVER RD	HOLLY DR	CABRILLO DR	17	0.330	07L21	2			EXISTING SEGMENT
SJ	TRA	10WW66100000	COLONY DR	GRANT LINE RD	CABRILLO DR	17	0.320	07L31	2			EXISTING SEGMENT
SJ	TRA		COMMERCIAL	ENTERPRIZE	LARCH	17	0.1616	07L21	2			NEW SEGMENT
SJ	TRA		CORBETT LANE	KAVANAGH	NORTH OF LAVELLE S	17	0.142	07L21	2			NEW SEGMENT
SJ	TRA		CROSSROADS DRIVE	ELEVENTH ST	GAINES LANE	17	0.2903	07L31	2			NEW SEGMENT
SJ	TRA	10WW98100000	CYPRESS DR	CORRAL HOLLOW RD	CENTER COURT DR	17	0.720	07L23	2			EXISTING SEGMENT
SJ	TRA		CYPRESS DRIVE	SUMMER LANE	CORRAL HOLLOW RD	17	0.3742	07L31	2			NEW SEGMENT
SJ	TRA		DARDANELLE DRIVE	MAC ARTHUR DRIVE	EAST END	17	0.0553	07L31	2			NEW SEGMENT
SJ	TRA		DEBORD DRIVE	MAC ARTHUR DRIVE	FAIRMONT DRIVE	17	0.5364	07L31	2			NEW SEGMENT
SJ	TRA		DEERWOOD LANE	ASHLAND	BLOSSOMWOD	17	0.3907	07L31	2			NEW SEGMENT
SJ	TRA		DOMINQUE DRIVE	EASTLAKE CIRCLE	ELISSAGARY RANCH D	17	0.3305	07L31	2			NEW SEGMENT
SJ	TRA		DOVE DRIVE/WAY	SYCAMORE PKWY	STARFLOWER DRIVE	17	0.3627	07L31	2			NEW SEGMENT
SJ	TRA	10Y342130000	DUNCAN DR	CHESTER DR	LINCOLN BLVD	17	0.180	07L21	2			EXISTING SEGMENT
SJ	TRA		DUNCAN DR	ENYEART ROAD	LINCOLN BLVD	17	0.428	07L21	2			EXISTING SEGMENT
SJ	TRA	10Y347100000	EAST ST	6TH ST	GRANT LINE RD	17	1.280	07L31	2			EXISTING SEGMENT
SJ	TRA		EASTLAKE CIRCLE	East lake Drive	EASTLAKE DRIVE	17	0.9858	07L31	2			NEW SEGMENT
SJ	TRA		EASTLAKE DRIVE	MAC ARTHUR DRIVE	EASTLAKE CRICLE	17	0.1648	07L31	2			NEW SEGMENT
SJ	TRA	10Y333100000	EATON AVE	RICHARD DR	EAST ST	17	1.060	07L31	2			EXISTING SEGMENT
SJ	TRA		EGRET DRIVE	DOVE STREET	CLAREMONT	17	0.2314	07L31	2			NEW SEGMENT
SJ	TRA		ELLISGARY RANCH DR	VALPICO ROAD	CHRISMAN ROAD	17	0.5083	07L31	2			NEW SEGMENT

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA		ENTERPRISE	INDUSTRIAL	COMMERCIAL	17	0.1636	07L21	2			NEW SEGMENT
SJ	TRA	10Y347105000	ENTRADA WAY	GRANT LINE RD	PORTOLA WAY	17	0.080	07L21	2			EXISTING SEGMENT
SJ	TRA		ENYEART ROAD	DUNCAN DRIVE	ALEGRE DRIVE	17	0.05	07L21	2			NEW SEGMENT
SJ	TRA		FABIAN ROAD	LAMMERS ROAD	MAIME ANDERSON	17	0.589	07L31	2			NEW SEGMENT
SJ	TRA		FIELDVIEW DRIVE	CORRAL HOLLOW RD	PROMONADE CIRCLE	17	0.142	07L31	2			NEW SEGMENT
SJ	TRA		FIELDVIEW DRIVE	CORRAL HOLLOW ROAD	VIVIAN LANE	17	0.1367	07L31	2			NEW SEGMENT
SJ	TRA		FOXHOLLOW WAY	CYPRESS DRIVE	FOXWOOD DRIVE	17	0.0905	07L31	2			NEW SEGMENT
SJ	TRA		FOXWOOD DRIVE	FOXHOLLOW	ALDEN GLEN DRIVE	17	0.2383	07L31	2			NEW SEGMENT
SJ	TRA		GANDY DANCER DRIVE	TRACY BLVD.	MARS WAY	17	0.4333	07L31	2			NEW SEGMENT
SJ	TRA		GEORGETOWN PLACE	GEORGETOWN COURT	ROCKPORT DRIVE	17	0.1231	07L31	2			NEW SEGMENT
SJ	TRA		GLENBRIAR CIRCLE	GLENBRIAR DRIVE	GLENBRIAR DRIVE	17	1.4242	07L31	2			NEW SEGMENT
SJ	TRA		GLENBRIAR DRIVE	VALPICO ROAD	GLENBRIAR CIRCLE	17	0.2449	07L31	2			NEW SEGMENT
SJ	TRA		GLENBROOK DRIVE	MAC ARTHUR DRIVE	BROOKVIEW DRIVE	17	0.4481	07L31	2			NEW SEGMENT
SJ	TRA		GOLDEN LEAF LANE	MABELJOSEPHINE	CORRAL HOLLOW RD	17	0.4981	07L31	2			NEW SEGMENT
SJ	TRA		GOLDEN LEAF LANE	CORRAL HOLLOW ROAD	ADOBE LANE	17	0.2246	07L31	2			NEW SEGMENT
SJ	TRA		GOLDEN SPRINGS	CAMELIA DRIVE	NORTH OF WOODCRE	17	0.2061	07L21	2			NEW SEGMENT
SJ	TRA		GREYSTONE DRIVE	CROSSROADS	SUMMER	17	0.2742	07L31	2			NEW SEGMENT
SJ	TRA		HENLY PARKWAY	LOWELL AVE	BRIDLE CREEK DRIVE	16	0.352	07L21	2	16	17	CHANGE CLASSIFICATION
SJ	TRA		HERITAGE PLACE	CAMBRIDGE DRIVE	GEORGETOWN COUR	17	0.1326	07L31	2			NEW SEGMENT
SJ	TRA		HICKORY AVE	SEQUOIA BLVD	RENOWN DRIVE	17	0.527	07L31	2			NEW SEGMENT
SJ	TRA	10Y346115000	HOLLY DR	LARCH RD	CL-URL .02M S/ARBOR	17	0.260	07L21	2			EXISTING SEGMENT
SJ	TRA		INDUSTRIAL WAY	LARCH	ENTERPRISE	17	0.1616	07L21	2			NEW SEGMENT
SJ	TRA		JACKSON AVENUE	W OF KENNEDY	CROSSROADS	17	0.3576	07L31	2			NEW SEGMENT
SJ	TRA		JAEGER STREET	THIRD ST	WAGTAIL DRIVE	17	0.1172	07L31	2			NEW SEGMENT
SJ	TRA		JEFFERSON PKWY	ELEVETH ST	JACKSON	17	0.2292	07L31	2			NEW SEGMENT
SJ	TRA		JOE POMBO PARKWAY	GRANT LINE ROAD	BRIDLE CREEK DRIVE	16	0.291	07L21	2	16	17	CHANGE CLASSIFICATION
SJ	TRA		JORANOLLO DR	SCHULTE ROAD	YOSEMITE WAY	17	0.2911	07L31	2			NEW SEGMENT

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA		KAGEHIRO DRIVE	CORRAL HOLLOW	MITTS WAY	17	0.3968	07L31	2			NEW SEGMENT
SJ	TRA	10Y336080000	KAVANAGH AVE	CORRAL HOLLOW RD	LINCOLN BLVD	17	0.550	07L21	2			EXISTING SEGMENT
SJ	TRA	10Y336090000	KAVANAGH AVE	LINCOLN BLVD	GEORGIA CT	17	0.220	07L21	2			EXISTING SEGMENT
SJ	TRA	10Y336095000	KAVANAGH AVE	GEORGIA CT	TRACY BLVD	17	0.240	07L21	4			EXISTING SEGMENT
SJ	TRA	10Y336100000	KAVANAGH AVE	TRACY BLVD	BALBOA DR	17	0.640	07L21	2			EXISTING SEGMENT
SJ	TRA		LAKEVIEW DRIVE	VALPICO ROAD	EASTLAKE CRICLE	17	0.0919	07L31	2			NEW SEGMENT
SJ	TRA		LANKERSHIRE	BYRON ROAD	MONTGOMERY	17	0.3019	07L31	2			NEW SEGMENT
SJ	TRA	10Y338090000	LARCH RD	CL .12M W/TRACY BLVD	HOLLY DR	16	0.120	07L21	2	16	17	CHANGE CLASSIFICATION
SJ	TRA	10Y338110000	LARCH RD	HOLLY DR	END .27M E/HOLLY DR	16	0.270	07L21	2	16	17	CHANGE CLASSIFICATION
SJ	TRA		LAURIANA	CYPRESS DRIVE	BAYBERRY LANE	17	0.3608	07L31	2			NEW SEGMENT
SJ	TRA	10Y341110000	LINCOLN BLVD	GRANT LINE RD	0.38M N/GRANT LINE R	17	0.380	07L21	2			EXISTING SEGMENT
SJ	TRA	10Y334105000	LOWELL AVE	TRACY BLVD	EAST ST	16	0.770	07L31	2	16	17	CHANGE CLASSIFICATION
SJ	TRA	10Y334080000	LOWELL AVE	ORCHARD PKWY	CORRAL HOLLOW RD	16	0.270	07L31	2	16	17	CHANGE CLASSIFICATION
SJ	TRA		LYNN W. RIFFLE	PYRENEES	NORTH END	17	0.0862	07L31	2			NEW SEGMENT
SJ	TRA		MABELJOSEPINE	CAROL ANN	SCHULTE ROAD	17	0.4574	07L31	2			NEW SEGMENT
SJ	TRA		MAIME ANDERSON	FABIAN	SOLOMAN LANE	17	0.0983	07L31	2			NEW SEGMENT
SJ	TRA		MARS WAY	MURRIETA WAY	GANDY DANCER DR	17	0.1307	07L31	2			NEW SEGMENT
SJ	TRA		MIDDLEFIELD DRIVE	CORRAL HOLLOW ROAD	NORTH OF PEONY DR	17	0.6271	07L31	2			NEW SEGMENT
SJ	TRA		MONTGOMERY LANE	FRANK BROWN	FABIAN	17	0.2254	07L31	2			NEW SEGMENT
SJ	TRA	10WW95100000	MONUMENT DR	YORKSHIRE LOOP	TRACY BLVD	19	0.300	07L31	2	19	17	CHANGE CLASSIFICATION
SJ	TRA		MOUNT DIABLO AVE	RODEO	TRACY BLVD	17	0.1509	07L31	2			NEW SEGMENT
SJ	TRA	10WW96110000	MT DIABLO DR	MAC ARTHUR DR	11TH ST	19	0.760	07L31	2	19	17	CHANGE CLASSIFICATION
SJ	TRA	10WW96100000	MT DIABLO DR	TRACY BLVD	MAC ARTHUR DR	17	1.020	07L31	2			EXISTING SEGMENT
SJ	TRA		MT OSO DRIVE	TRACY BLVD	MAC ARTHUR DRIVE	16	0.467	07L31	2			NEW SEGMENT
SJ	TRA		MURRIETA WAY	SHAMROCK WAY	MARS WAY	17	0.1288	07L31	2			NEW SEGMENT
SJ	TRA		NINTH STREET	TAFT AVE	TENTH STREET	17	0.8967	07L31	2			NEW SEGMENT
SJ	TRA		OAKRIDGE DRIVE	GLENBRIAR CIRCLE	BROOKVIEW DRIVE	17	0.3089	07L31	2			NEW SEGMENT

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA	10Y334200000	ORCHARD PKWY	GRANT LINE RD	LOWELL AVE	16	0.489	07L31	2	16	17	CHANGE CLASSIFICATION
SJ	TRA		PARADISE	CHRISMAN	S OF GRANT LINE ROAD	17	0.5019	07L22	2			NEW SEGMENT
SJ	TRA	10WW30090000	PARADISE AVE	GRANTLINE RD	I-205	8	0.750	07L22	2	8	17	CHANGE CLASSIFICATION
SJ	TRA	10Y345105000	PARKER AVE	10TH ST	GRANT LINE RD	17	1.100	07L31	2			EXISTING SEGMENT
SJ	TRA		PARKSIDE DRIVE	CORRAL HOLLOW RD	PLYMOTH DRIVE	17	0.6992	07L31	2			NEW SEGMENT
SJ	TRA		PEBBLEBROOK DRIVE	VALPICO ROAD	GLENBRIAR CIRCLE	17	0.079	07L31	2			NEW SEGMENT
SJ	TRA		PEERLESS WAY	JORNOLLO DRIVE	MAC ARTHUR DRIVE	17	0.1634	07L31	2			NEW SEGMENT
SJ	TRA		PEONY DRIVE	CORRAL HOLLOW ROAD	WINDSONG DRIVE	17	0.5275	07L31	2			NEW SEGMENT
SJ	TRA		PERENNIAL WAY	BROOKVIEW DRIVE	LASATA WAY	16	0.130	07L31	2			NEW SEGMENT
SJ	TRA		PESCADERO	MARY JEAN LANE	MAC ARTHUR DRIVE	17	0.21	07L21	2			NEW SEGMENT
SJ	TRA	10WX02105000	PESCADERO RD	URL 1M E/MAC ARTHUR	PARADISE AVE	8	0.400	07L22	2	8	17	CHANGE CLASSIFICATION
SJ	TRA	10WX02100000	PESCADERO RD	MAC ARTHUR DR	URL 1M E/MAC ARTHUR	17	1.000	07L21	2			EXISTING SEGMENT
SJ	TRA		PLYMOTH DRIVE	PARKSIDE DRIVE	AMBERWOOD DRIVE	17	0.0492	07L31	2			NEW SEGMENT
SJ	TRA	10Y347110000	PORTOLA WAY	ESTRADA WY	BALBOA DR	17	0.120	07L21	2			EXISTING SEGMENT
SJ	TRA	10WW67100000	PORTOLA WY	HOLLY DR	BALBOA DR	17	0.140	07L31	2			EXISTING SEGMENT
SJ	TRA		POWER ROAD	PAVILLION PARKWAY	AUTOPLAZA DRIVE	17	0.1706	07L21	2			NEW SEGMENT
SJ	TRA		PRESIDIO PLACE	JACKSON	SOUTH OF COMPTON	17	0.2028	07L31	2			NEW SEGMENT
SJ	TRA		PROMONADE CIRCLE	WOODLAND	FIELDVIEW	17	0.3483	07L31	2			NEW SEGMENT
SJ	TRA		PROMONADE CIRCLE	FIELDVIEW DRIVE	WOODLAND	17	0.0657	07L31	2			NEW SEGMENT
SJ	TRA		PROMONADE DRIVE	LOWELL AVE	WOODLAND	17	0.0801	07L31	2			NEW SEGMENT
SJ	TRA		PYRENEES	BASQUE DRIVE	LYNN W. RIFFLE	17	0.0436	07L31	2			NEW SEGMENT
SJ	TRA		REGIS	AREZO	VIOLET	17	0.2598	07L31	2			NEW SEGMENT
SJ	TRA	10Y342100000	RICHARD DR	LINCOLN BLVD	EATON AVE	17	0.170	07L31	2			EXISTING SEGMENT
SJ	TRA		ROCKPORT DRIVE	GEORGETOWN PLACE	TRACY BLVD.	17	0.0199	07L31	2			NEW SEGMENT
SJ	TRA		SCHELIGER	TWELFTH	BEVERLY	17	0.1858	07L31	2			NEW SEGMENT
SJ	TRA		SCHULTE ROAD (OLD -	CORRAL HOLLOW ROAD	CL 0.96 MILES WEST C	16	0.963	07L31	2			EXISTING SEGMENT
SJ	TRA		SENTINAL DR	BRANDON DEWEY	CATHERDERAL WAY	17	0.1962	07L31	2			NEW SEGMENT

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA	10Y331110000	SEQUOIA BLVD	ALDEN GLEN DRIVE	BEECHNUT AVE	17	0.450	07L31	2			EXISTING SEGMENT
SJ	TRA	10Y341080000	SEQUOIA BLVD	CYPRESS DR	BEECHNUT AVE	17	0.280	07L31	2			EXISTING SEGMENT
SJ	TRA		SHAMROCK DRIVE	GANDY DANCER DR	MURRIETA WAY	17	0.1258	07L31	2			NEW SEGMENT
SJ	TRA	10Y329100000	SIXTH ST	TRACY BLVD	MACARTHUR DR	17	1.150	07L31	2			EXISTING SEGMENT
SJ	TRA		SOLOMAN LANE	MAIME ANDERSON	CROSSRAODS	17	0.0744	07L31	2			NEW SEGMENT
SJ	TRA		STALSBURG DRIVE	MONTCLAIR DRIVE	SOUTH END	17	0.1203	07L31	2			NEW SEGMENT
SJ	TRA		STARFLOWER DRIVE	CORRAL HOLLOW	SOUTH OF KAGEHIRO	17	0.418	07L31	2			NEW SEGMENT
SJ	TRA		STONERIDGE DRIVE	MAC ARTHUR DRIVE	MARIANI COURT	17	0.1225	07L31	2			NEW SEGMENT
SJ	TRA		SUMMER LANE	ELEVENTH ST	BRITTANY WAY	17	0.4633	07L31	2			NEW SEGMENT
SJ	TRA		TENNIS LANE	TRACY BLVD	WILLIAM PHISHNER	17	0.1258	07L31	2			NEW SEGMENT
SJ	TRA		TENNIS LANE	W OF JILL DRIVE	CORRAL HOLLOW RD	17	0.5453	07L31	2			NEW SEGMENT
SJ	TRA	10WW97100000	TENNIS LN	CORRAL HOLLOW RD	TRACY BLVD	17	1.020	07L23	2			EXISTING SEGMENT
SJ	TRA	10Y330100000	TENTH ST	TRACY BLVD	EAST STREET	17	0.806	07L31	2			EXISTING SEGMENT
	TRA		TENTH ST	9TH STREET	MACARTHUR DRIVE	17	0.104	07L31	2			EXISTING SEGMENT
SJ	TRA		TRAVAO LANE	GRANT LINE ROAD	CAMELIA	17	0.0748	07L21	2			NEW SEGMENT
SJ	TRA		TWELFTH	SCHELIGER DRIVE	LINCOLN BLVD	17	0.2049	07L31	2			NEW SEGMENT
SJ	TRA		TWELFTH	AUDREY DRIVE	EAST STREET	17	1.0438	07L31	2			NEW SEGMENT
SJ	TRA		VALLERAND	LINCOLN	TRACY	17	0.5544	07L31	2			NEW SEGMENT
SJ	TRA		VILLAGE DRIVE	DEERWOOD	CENTRAL AVENUE	17	0.1754	07L31	2			NEW SEGMENT
SJ	TRA		WAGTAIL DRIVE	JAEGER Q	MAC ARTHUR	17	0.2227	07L31	2			NEW SEGMENT
SJ	TRA	10Y328100000	WEST FOURTH ST	TRACY BLVD	CENTRAL AVE	14	0.540	07L31	2	14	17	CHANGE CLASSIFICATION
SJ	TRA		WHISPERING WIND DR	TRACY BLVD.	REGIS WAY	17	0.128	07L31	2			NEW SEGMENT
SJ	TRA		WHISPERING WIND DR	TRACY BLVD.	MIDDLEFIELD DRIVE	17	0.7225	07L31	2			NEW SEGMENT
SJ	TRA		WHITTIER AVE	TRACY BLVD	EAST STREET	16	0.702	07L31	2			NEW SEGMENT
SJ	TRA		WINDSONG DRIVE	CHERRY BLOSSOM	TRACY BLVD.	17	0.725	07L31	2			NEW SEGMENT
SJ	TRA		YORKSHIRE LOOP	EGRET DRIVE	MONUTMENT PLACE	17	0.2479	07L31	2			NEW SEGMENT
SJ	TRA		YOSEMITE WAY	TARRAGONNA AVE	SENTINEL DR	17	0.5767	07L31	2			NEW SEGMENT

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
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Collector Streets 60.466 Miles

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA		10TH ST (E)	EAST ST	END		0.0271		2			NOT TO BE SUBMITTED
SJ	TRA		10TH ST (W)	11TH ST	TRACY BL		0.1352		2			NOT TO BE SUBMITTED
SJ	TRA		12TH ST	FRUITWOOD WY	SCHLEIGER DR		0.1325		2			NOT TO BE SUBMITTED
SJ	TRA		20TH ST	HOLLY DR	DEBORAH ST		0.2913		2			NOT TO BE SUBMITTED
SJ	TRA		21ST ST	HOLLY DR	DEBORAH ST		0.3888		2			NOT TO BE SUBMITTED
SJ	TRA		22ND ST	HOLLY DR	DEBORAH ST		0.3780		2			NOT TO BE SUBMITTED
SJ	TRA		ACACIA ST	EAST ST	END		0.2394		2			NOT TO BE SUBMITTED
SJ	TRA		ALDACORROU ST	MOUNT PELLIER ST	ELISSAGARAY		0.1292		2			NOT TO BE SUBMITTED
SJ	TRA		ALEGRE DR	ENYEART ROAD	FLORENTINE WY		0.1974		2			NOT TO BE SUBMITTED
SJ	TRA		ALLEGHENY ST	SYCAMORE PKWY	KERN ST		0.0886		2			NOT TO BE SUBMITTED
SJ	TRA		ALMOND BLOSSOM DR	DRAKE WY	YOSEMITE DR		0.2417		2			NOT TO BE SUBMITTED
SJ	TRA		ALTAMONT DR	MT HAMILTON DR	CEDAR MOUNTAIN DR		0.1947		2			NOT TO BE SUBMITTED
SJ	TRA		ANTHONY DR	LANKERSHIRE DR	ANTONIO LP		0.0723		2			NOT TO BE SUBMITTED
SJ	TRA		ANTONIO LP	ANTHONY DR	MICHAEL DR		0.2996		2			NOT TO BE SUBMITTED
SJ	TRA		APPALOSA WY	PALOMINO DR	MORRIS PHELPS DR		0.2121		2			NOT TO BE SUBMITTED
SJ	TRA		APPLEBROOK LN	WHISPERING WIND DR	APPLEBROOK CT		0.0297		2			NOT TO BE SUBMITTED
SJ	TRA		ASHLAND DR	DEERWOOD LN	SILKWOOD LN		0.1453		2			NOT TO BE SUBMITTED
SJ	TRA		ATLANTA DR	KAVANAGH AV	SUELLEN DR		0.1299		2			NOT TO BE SUBMITTED
SJ	TRA		BAKER WY	ALMOND BLOSSOM DR	JORANOLLO DR		0.0379		2			NOT TO BE SUBMITTED
SJ	TRA		BALLICO DR	JORANOLLO DR	BALLARD CT		0.1288		2			NOT TO BE SUBMITTED
SJ	TRA		BANFF AV	OLYMPIC AVENUE	SHENANDOAH ST		0.0750		2			NOT TO BE SUBMITTED
SJ	TRA		BERKELEY ST	SCHLEIGER DR	HEATHERFEILD WAY		0.0413		2			NOT TO BE SUBMITTED
SJ	TRA		BIGELOW WY	TARROGANA DR	KAPAREIL DR		0.0436		2			NOT TO BE SUBMITTED

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN ES	FC FROM	FC TO	STATUS
SJ	TRA		BLANDFORD LN	LOWELL AV	S END		0.1434		2			NOT TO BE SUBMITTED
SJ	TRA		BLOSSOMWOOD LN	N END	MAGNOLIA LN		0.1364		2			NOT TO BE SUBMITTED
SJ	TRA		BLUEGRASS LN	W END @ BARRICADE	MISTY MEADOWS DR		0.1616		2			NOT TO BE SUBMITTED
SJ	TRA		BRANNON DR	LONDON DR	SURREY DR		0.1197		2			NOT TO BE SUBMITTED
SJ	TRA		BRISTLECONE DR	DEERWOOD LN	WILLOW CREEK DR		0.1136		2			NOT TO BE SUBMITTED
SJ	TRA		BRITTANY WY	SUMMER LN	JILL DR		0.0420		2			NOT TO BE SUBMITTED
SJ	TRA		BUTLER DR	KAVANAGH AV	SCARLETT PL		0.0875		2			NOT TO BE SUBMITTED
SJ	TRA		BUTTE WY	SULTANA DR	ALMOND BLOSSOM DR		0.0473		2			NOT TO BE SUBMITTED
SJ	TRA		CAGNEY WY	HEPBURN ST	VALPICO RD		0.0237		2			NOT TO BE SUBMITTED
SJ	TRA		CALAMITY LN	MIDDLEFIELD DR	RIVERVIEW AV		0.0252		2			NOT TO BE SUBMITTED
SJ	TRA		CARLTON WY (E)	EAST ST	FRANKLIN AV		0.2042		2			NOT TO BE SUBMITTED
SJ	TRA		CARLTON WY (W)	MCKINLEY SCHOOL	TRACY BL		0.0795		2			NOT TO BE SUBMITTED
SJ	TRA		CARMEL WY	TARROGANA DR	E END		0.0973		2			NOT TO BE SUBMITTED
SJ	TRA		CEDAR MOUNTAIN DR	PACHECO DR	ALTAMONT DR		0.1839		2			NOT TO BE SUBMITTED
SJ	TRA		CHABOT COURT	GRANT LINE ROAD	SOUTH END		0.2504		2			NOT TO BE SUBMITTED
SJ	TRA		CHAPLIN WY	HARLOW ST	CHRISTY ST		0.1069		2			NOT TO BE SUBMITTED
SJ	TRA		CHARLES ST	CENTRAL AV	E END		0.1261		2			NOT TO BE SUBMITTED
SJ	TRA		CHRISTY ST	WILLIAMS ST	LONGFELLOW ST		0.1790		2			NOT TO BE SUBMITTED
SJ	TRA		CLAREMONT DR	EGRET DR	YORKSHIRE LOOP		0.2047		2			NOT TO BE SUBMITTED
SJ	TRA		CLUB HOUSE LN	CENTRE COURT DR	MATCH POINT		0.2053		2			NOT TO BE SUBMITTED
SJ	TRA		COOLIDGE AV	W BEVERLY	12TH ST		0.2689		2			NOT TO BE SUBMITTED
SJ	TRA		COOPER DR	DUNCAN DR	LYNCH DR		0.0871		2			NOT TO BE SUBMITTED
SJ	TRA		CORLISS DR	MT DIABLO AV	MT HAMILTON		0.0496		2			NOT TO BE SUBMITTED
SJ	TRA		CORNUCOPIA PL	W END	E END		0.1811		2			NOT TO BE SUBMITTED
SJ	TRA		COUPE PL	MCDERMOTT DR	GRIFFITH PL		0.0606		2			NOT TO BE SUBMITTED
SJ	TRA		DEBORAH ST	20TH ST	LOWELL AV (E)		0.2455		2			NOT TO BE SUBMITTED
SJ	TRA		DRAKE WY	SULTANA DR	ALMOND BLOSSOM DR		0.0492		2			NOT TO BE SUBMITTED

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA		EARL WY	DEERWOOD LN	SILKWOOD LN		0.1411		2			NOT TO BE SUBMITTED
SJ	TRA		EATON AV (E)	EAST ST	FRANKLIN AV		0.2784		2			NOT TO BE SUBMITTED
SJ	TRA		EDENVALE CROSSING	CEDAR MTN DR	SCHULTE RD		0.0269		2			NOT TO BE SUBMITTED
SJ	TRA		EGRET DR	FAIRHAVEN CT	EAGLE ST		0.2239		2			NOT TO BE SUBMITTED
SJ	TRA		EMERSON AV	HOLLY DR	EAST ST		0.2413		2			NOT TO BE SUBMITTED
SJ	TRA		ENYEART RD	ALEGREE DRIVE	MCPEAK CT		0.0625		2			NOT TO BE SUBMITTED
SJ	TRA		EUREKA WY	KAPAREIL DR	AMARETTO DR		0.0786		2			NOT TO BE SUBMITTED
SJ	TRA		FETEIRA WY	THELMA LP	LAMMERS RD		0.0650		2			NOT TO BE SUBMITTED
SJ	TRA		FINE AV	EATON AV	BEVERLY PL		0.0981		2			NOT TO BE SUBMITTED
SJ	TRA		FOOTHILL RANCH DR	HEATHER COURT	CORRAL HOLLOW RD		0.0500		2			NOT TO BE SUBMITTED
SJ	TRA		FOREST HILLS DR	BEECHNUT AV	MATCH POINT PL		0.4445		2			NOT TO BE SUBMITTED
SJ	TRA		FRANK BROWN LN (MC	MONTGOMERY LN	PARKINGTON LN		0.0483		2			NOT TO BE SUBMITTED
SJ	TRA		FRANKLIN AV	ACACIA ST	END (HIGH SCHOOL)		0.2784		2			NOT TO BE SUBMITTED
SJ	TRA		GAINES LN	CROSSROADS DR	MANLEY DR		0.0898		2			NOT TO BE SUBMITTED
SJ	TRA		GALLERY DR	FOREST HILLS DR	RACQUET DR		0.1420		2			NOT TO BE SUBMITTED
SJ	TRA		GEORGIA DR	KAVANAGH AV	SUELLEN DR		0.1087		2			NOT TO BE SUBMITTED
SJ	TRA		GIANELLI ST	SCHULTE RD	VICTORIA ST		0.1231		2			NOT TO BE SUBMITTED
SJ	TRA		GIOVANNA LN	HENLY PKWY	ROCHESTER ST		0.0227		2			NOT TO BE SUBMITTED
SJ	TRA		GLENCREEK WY	VALPICO RD	GLENCREEK DR		0.0229		2			NOT TO BE SUBMITTED
SJ	TRA		GOMES DR	SCARLETT PL	KAVANAGH AV		0.0682		2			NOT TO BE SUBMITTED
SJ	TRA		GREYSTONE DR	SUMMER LN	SAFFRON DR		0.0400		2			NOT TO BE SUBMITTED
SJ	TRA		GRIFFITH PL/CT	COUPE PL	N END		0.1326		2			NOT TO BE SUBMITTED
SJ	TRA		HARDING AV	BEVERLY AV	12TH ST		0.2794		2			NOT TO BE SUBMITTED
SJ	TRA		HARLOW ST	MANSFIELD ST	HEPBURN ST		0.1373		2			NOT TO BE SUBMITTED
SJ	TRA		HEPBURN ST	MONROE ST	HARLOW ST		0.1515		2			NOT TO BE SUBMITTED
SJ	TRA		HIGHLAND AV (W)	BESSIE AV	HOLLY DR		0.3693		2			NOT TO BE SUBMITTED
SJ	TRA		HILLCREST DR	ISABEL VIRGINIA DR	ORCHARD PKWY		0.0347		2			NOT TO BE SUBMITTED

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA		HOLLYWOOD AV	HOLLY DR	FRANKLIN AV		0.4547		2			NOT TO BE SUBMITTED
SJ	TRA		HOLMES CT	MURRIETA WY	S END GATE		0.0941		2			NOT TO BE SUBMITTED
SJ	TRA		JILL DR	GREYSTONE DR	TENNIS LN		0.1881		2			NOT TO BE SUBMITTED
SJ	TRA		KAPAREIL DR	CARMEL WY	TIOGA DR		0.2140		2			NOT TO BE SUBMITTED
SJ	TRA		LOCUST DR	ALDEN GLEN RD	HICKORY AV		0.1165		2			NOT TO BE SUBMITTED
SJ	TRA		LONDON DR	BRANNON DR	CLOVER DR		0.0473		2			NOT TO BE SUBMITTED
SJ	TRA		LONGFELLOW ST	CHRISTY ST	RUSSELL ST		0.1352		2			NOT TO BE SUBMITTED
SJ	TRA		LONNA WY	RICHARD DR	12TH ST		0.1420		2			NOT TO BE SUBMITTED
SJ	TRA		LOTUS WY	KAGEHIRO DR	PERSIMMON WY		0.2725		2			NOT TO BE SUBMITTED
SJ	TRA		LYNCH DR	COOPER RD	MARTIN RD		0.0947		2			NOT TO BE SUBMITTED
SJ	TRA		MADISON AV	TRACY BL	CARLTON WY		0.3269		2			NOT TO BE SUBMITTED
SJ	TRA		MAE AV	WHITTIER AV (E)	EATON AV		0.3792		2			NOT TO BE SUBMITTED
SJ	TRA		MAGNOLIA LN	BLOSSOMWOOD LN	VILLAGE DR		0.1383		2			NOT TO BE SUBMITTED
SJ	TRA		MAHOGANY LN	BLOSSOMWOOD LN	VILLAGE DR		0.1182		2			NOT TO BE SUBMITTED
SJ	TRA		MANSFIELD ST	MONROE ST	HARLOW ST		0.1515		2			NOT TO BE SUBMITTED
SJ	TRA		MARIANI CT	STONEBRIDGE	END		0.1903		2			NOT TO BE SUBMITTED
SJ	TRA		MARS CT	GANDY DANCER DR	N END CDS		0.1064		2			NOT TO BE SUBMITTED
SJ	TRA		MARTIN DR	DUNCAN DR	LYNCH DR		0.0864		2			NOT TO BE SUBMITTED
SJ	TRA		MATCH POINT PL	CLUB HOUSE WY	FOREST HILLS DR		0.0568		2			NOT TO BE SUBMITTED
SJ	TRA		MCDERMOTT DR	REHN RD	S END		0.2330		2			NOT TO BE SUBMITTED
SJ	TRA		MERCED DR	YOSEMITE DR	S END		0.0284		2			NOT TO BE SUBMITTED
SJ	TRA		MINO WY	AMARETTO DR	SULTANA DR		0.0432		2			NOT TO BE SUBMITTED
SJ	TRA		MISTY MEADOWS DR	CORNUCOPIA PL	BLUEGRASS LN		0.1492		2			NOT TO BE SUBMITTED
SJ	TRA		MITS WY	DOVE ST	153 FT S/O KAGEHIRO DR		0.1203		2			NOT TO BE SUBMITTED
SJ	TRA		MONROE ST	MANSFIELD ST	HEPBURN ST		0.1610		2			NOT TO BE SUBMITTED
SJ	TRA		MOONLIGHT WAY	JONATHAN PL	END		0.0670		2			NOT TO BE SUBMITTED
SJ	TRA		MORRIS PHELPS DR	APPALOSA WY	SCHULTE RD		0.2106		2			NOT TO BE SUBMITTED

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA		MOUNT PELLIER ST	DOMINIQUE DR	BIARRITZ ST		0.2367		2			NOT TO BE SUBMITTED
SJ	TRA		MT HAMILTON DR	PACHECO DR	ALTAMONT DR		0.1426		2			NOT TO BE SUBMITTED
SJ	TRA		NIVENS ST	CACTUS ST	SILVERBERRY ST		0.0383		2			NOT TO BE SUBMITTED
SJ	TRA		OAKRIDGE DR	S/O BROOKVIEW DR	DISCOVERY LN		0.0890		2			NOT TO BE SUBMITTED
SJ	TRA		OHARA DR	GRANT LINE RD	SUELLEN DR		0.1284		2			NOT TO BE SUBMITTED
SJ	TRA		OXFORD WY	LOWELL AV	OXFORD LN		0.0271		2			NOT TO BE SUBMITTED
SJ	TRA		PACHECO DR	MT HAMILTON DR	CEDAR MT DR		0.1820		2			NOT TO BE SUBMITTED
SJ	TRA		PALM CR	ALDEN PARK	SEQUOIA BL/CENTRE COU		0.1269		2			NOT TO BE SUBMITTED
SJ	TRA		PATCH LN	RAY HARVEY DR	JONATHAN PL		0.0958		2			NOT TO BE SUBMITTED
SJ	TRA		PATRICK MCCAFFREY	MABEL JOSEPHINE DR	STEVEN BRIDGES LN		0.0881		2			NOT TO BE SUBMITTED
SJ	TRA		PAUL POOLE DR	CROSS ROADS	SAFFRON DR		0.2356		2			NOT TO BE SUBMITTED
SJ	TRA		PEREIRA AV	HOLLY DR	EAST ST		0.2424		2			NOT TO BE SUBMITTED
SJ	TRA		PETRIG ST	KERN ST	TRACY BL		0.1962		2			NOT TO BE SUBMITTED
SJ	TRA		PLACID DR	EAST LAKE DR	TULARE DR		0.0669		2			NOT TO BE SUBMITTED
SJ	TRA		PYRAMID DR	EASTLAKE CIR	ATHERTON DR		0.0672		2			NOT TO BE SUBMITTED
SJ	TRA		QUAIL MEADOWS LN	SCHULTE RD	GOLDEN LEAF LN		0.1402		2			NOT TO BE SUBMITTED
SJ	TRA		QUAIL RUN CR	GLENBRIAR DR (EAST SID	GLENBRIAR DR (EAST SIDE		0.2544		2			NOT TO BE SUBMITTED
SJ	TRA		QUAIL RUN CR	GLENBRIAR DR (WEST SID	GLENBRAIR DR (WEST SID		0.2547		2			NOT TO BE SUBMITTED
SJ	TRA		RACQUET DR	GALLERY DR	CENTRE COURT DR		0.0663		2			NOT TO BE SUBMITTED
SJ	TRA		RAY HARVEY DR	PATCH LN	SYCAMORE PKWY		0.1627		2			NOT TO BE SUBMITTED
SJ	TRA		RAYWOOD LN	HARVEST LANDING LN	SCHULTE RD		0.0313		2			NOT TO BE SUBMITTED
SJ	TRA		REBEIRO/HURLEY	LYNCH DR	ALL		0.1265		2			NOT TO BE SUBMITTED
SJ	TRA		REDINGTON DR	MANLEY DR	TONY STUITT DR		0.2794		2			NOT TO BE SUBMITTED
SJ	TRA		REDWOOD DR	CYPRESS DR	TENNIS LN		0.1705		2			NOT TO BE SUBMITTED
SJ	TRA		REGENCY ST	LOWELL AV	IROULA WY		0.0237		2			NOT TO BE SUBMITTED
SJ	TRA		REHN RD	MCDERMOTT DR	AUTUMN MEADOW LN		0.1071		2			NOT TO BE SUBMITTED
SJ	TRA		REIDS WY	LASATA DR	WISTERIA LN		0.1023		2			NOT TO BE SUBMITTED

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN FC	FC FROM	FC TO	STATUS
SJ	TRA		RENOWN DR	HICKORY AV	TENNIS LN		0.3921		2			NOT TO BE SUBMITTED
SJ	TRA		RHONDA WY	LARCH	S END		0.1000		2			NOT TO BE SUBMITTED
SJ	TRA		ROBERT GABRIEL DR	TRACEY JEAN DR	CAROL ANN DR		0.0920		2			NOT TO BE SUBMITTED
SJ	TRA		ROCHESTER ST	GIOVANNA LN	HAWKINS LN		0.0892		2			NOT TO BE SUBMITTED
SJ	TRA		RODEO WY	MT DIABLO AV	BUCKINGHORSE CT		0.0917		2			NOT TO BE SUBMITTED
SJ	TRA		ROSEWALL WAY	CENTER COURT DRIVE	LAWN COURT		0.1545		2			NOT TO BE SUBMITTED
SJ	TRA		RUSSELL ST	WILLIAMS ST	LONGFELLOW ST		0.1941		2			NOT TO BE SUBMITTED
SJ	TRA		SAFFRON DR	GREYSTONE	PAUL POOLE DR		0.2131		2			NOT TO BE SUBMITTED
SJ	TRA		SAVANNA DR	CORNUCOPIA DR	BLUEGRASS LN		0.1248		2			NOT TO BE SUBMITTED
SJ	TRA		SCARLETT PL	W END	CARREEN CT		0.1981		2			NOT TO BE SUBMITTED
SJ	TRA		SCHOOL ST	9TH ST	6TH ST		0.0729		2			NOT TO BE SUBMITTED
SJ	TRA		SILKWOOD LN	CENTRAL AV	ASHLAND DR		0.1174		2			NOT TO BE SUBMITTED
SJ	TRA		SLOAN CT	W END	HOLLY DR		0.0828		2			NOT TO BE SUBMITTED
SJ	TRA		SOUZA WY	THELMA LP	ANTONIO LP		0.0828		2			NOT TO BE SUBMITTED
SJ	TRA		STEINBECK WY	RUSSELL ST	TRACY BL		0.0523		2			NOT TO BE SUBMITTED
SJ	TRA		SUELLEN DR	LINCOLN BL	ATLANTA DR		0.3358		2			NOT TO BE SUBMITTED
SJ	TRA		SULTANA DR	DRAKE WY	BUTTE WY		0.1894		2			NOT TO BE SUBMITTED
SJ	TRA		SURREY DR	BRANNON DR	CLOVER RD		0.0530		2			NOT TO BE SUBMITTED
SJ	TRA		TARROGANA DR	CARMEL WY	YOSEMITE DR		0.2576		2			NOT TO BE SUBMITTED
SJ	TRA		THELMA LP	ORMONDE ST	ORMONDE ST		0.2843		2			NOT TO BE SUBMITTED
SJ	TRA		TIOGA WY	KAPAREIL DR	AMARETTO DR		0.0807		2			NOT TO BE SUBMITTED
SJ	TRA		TOLBERT DR	CROSSROADS DR	MANLEY DR		0.2201		2			NOT TO BE SUBMITTED
SJ	TRA	10WX15100000	TOSTE DR	.19M S/GRANT LINE RD	GRANT LINE RD	16	0.190	07L31	2	16		CHANGE CLASSIFICATION
SJ	TRA		TRACY JEAN DR	TRACY JEAN CT	ROBERT GABRIEL DR		0.0466		2			NOT TO BE SUBMITTED
SJ	TRA		VENETO LN	MARIE ANGELA DR (ROB.)	MABEL JOSEPHINE DR		0.1354		2			NOT TO BE SUBMITTED
SJ	TRA		WALL ST	EATON AV	HIGHLAND AV		0.1070		2			NOT TO BE SUBMITTED
SJ	TRA		WEST FERDINAND ST	ISBELLA ST	CENTRAL AV		0.0968		2			NOT TO BE SUBMITTED

EXHIBIT A

CO	JUR	HPMS SECTION ID	STREET NAME	FROM LOCTION	TO LOCATION	FC	LENGTH (MILES)	MAP NO.	NO OF LAN ES	FC FROM	FC TO	STATUS
SJ	TRA		WESTGATE DR	LAMMERS RD	ANTONIO LP		0.0790		2			NOT TO BE SUBMITTED
SJ	TRA		WILLIAMS ST	CHRISTY ST	RUSSELL ST		0.1525		2			NOT TO BE SUBMITTED
SJ	TRA		WILLOW CREEK DR	BRISTLECONE DR	DEERWOOD LN		0.1705		2			NOT TO BE SUBMITTED
SJ	TRA		WILSON AV	W BEVERLEY PL	12TH ST		0.2761		2			NOT TO BE SUBMITTED
SJ	TRA		WIMBLEDON LN	TENNIS LN	RENOWN DR		0.1705		2			NOT TO BE SUBMITTED

Minor Residential Collector Streets 23.809 Miles

SJ	TRA	100000100000	LOCAL URBAN GROUP	TRACY		19	105.270		2			
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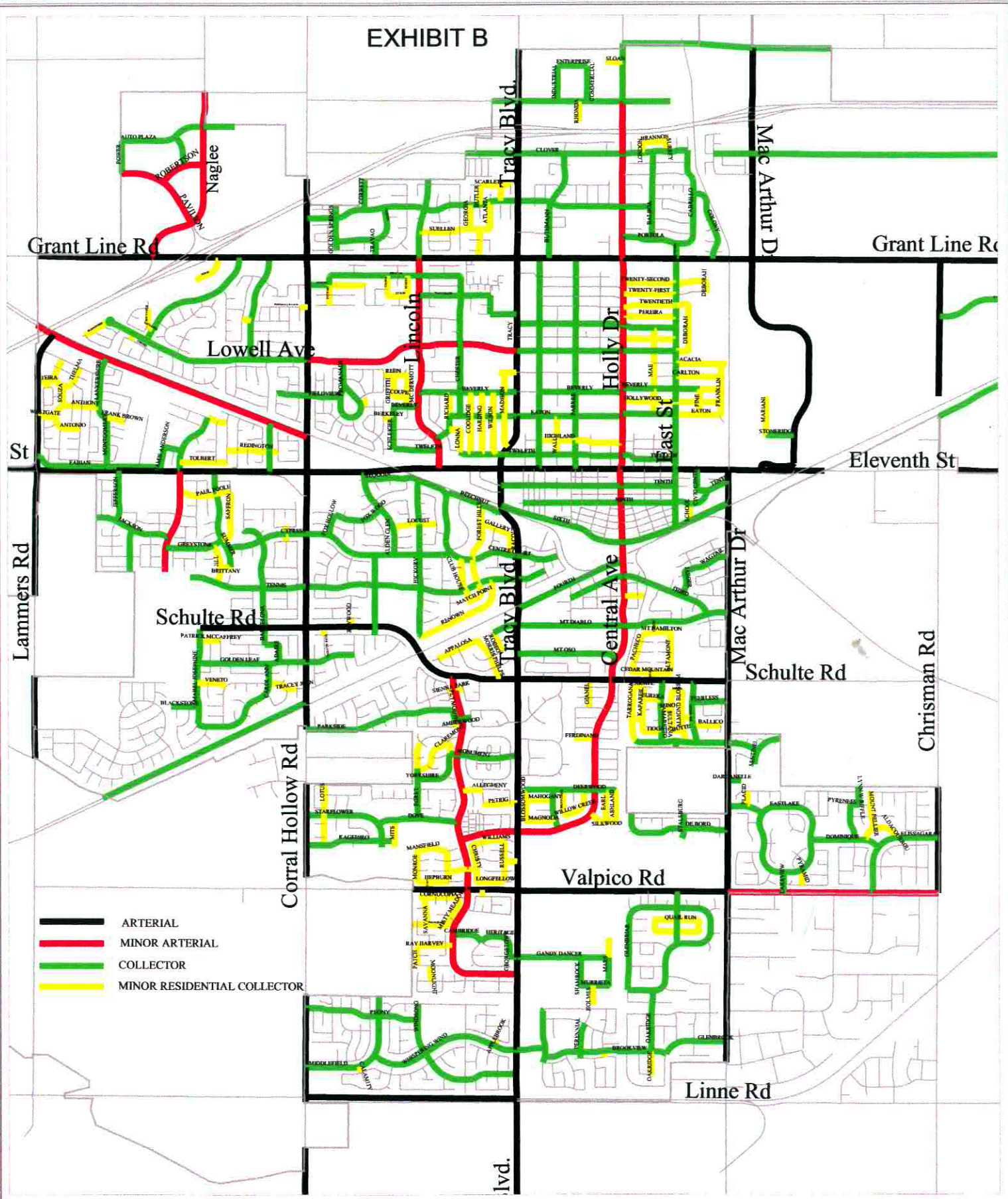
Urban Local Total = Local+Minor Residential Collector streets 129.079 Miles

TOTAL OF ALL ROADWAY SEGMENTS IN TRACY 235.631 Miles

0

Functional Classification Codes	
Rural Functional Class Code	Urban Functional Class Codes:
01= Principal Arterial Interstate	11=Principal Arterial Interstate
02=Other Principal Arterial	12=Principal Arterial -Other Fwys
06=Minor Arterial	14=Other Principal Arterial
07=Major Collector	16=Minor Arterial
08=Minor Collector	17=Collector
09=Local	19=Local

EXHIBIT B



- ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- MINOR RESIDENTIAL COLLECTOR

SHEET
1
OF 1 SHEETS

**FUNCTIONAL CLASSIFICATION
MAP**

2010

REVISION NO.	REVISIONS	DATE	BY

EXHIBIT B
CITY OF TRACY

CITY OF TRACY

APPROVED BY _____

DATE _____

EXHIBIT C

Submitted by: RIPON BHATIA, CITY OF TRACY
 Date: _____

Functional Classification Change Request Form

CRS Map Sheet Number	Coordinate	CT District	County	Jurisdiction	Change/ New/ Delete	Road	From	To	(From) Class	(To) New Class	Length (mi)	Number of Through Lanes	Current AADT
07L31	E 9, E10	10	SJ	TRACY	CHANGE	CORRAL HOLLOW RD	CL 1M W/580	URL @ DELTA MENDOTA	7	6	1.450	2	
07L31	G1, H1	10	SJ	TRACY	CHANGE	LAMMERS RD	CL @ SHULTE RD (N)	CL .40 N/SCHULTE R	7	6	0.400	2	
07L31	C3, C2	10	SJ	TRACY	CHANGE	LAMMERS RD	CL .570 S/11TH ST	URL @ ELEVENTH ST	7	6	0.570	2	
07L31	E7, F7 G7	10	SJ	TRACY	CHANGE	LINNE RD	CORRAL HOLLOW RD	CL .01M E/TRACY BLVD	16	6	1.020	2	
07L32	A5	10	SJ	TRACY	CHANGE	CHRISMAN RD	CL@VALPICO RD	CL .5 N/VALPICO RD	16	14	0.514	2	
07L31	E6, E7	10	SJ	TRACY	CHANGE	CORRAL HOLLOW RD	CL @ LINNE RD	CL @ PEONY DRIVE	16	14	0.482	2	
07L21	A10	10	SJ	TRACY	CHANGE	GRANT LINE RD	CHRISMAN RD	CL.7 E/CHRISMAN RD	16	14	0.750	2	
07L21	J8, J9	10	SJ	TRACY	CHANGE	MAC ARTHUR DR	I-205	URL @ ARBOR AVE	17	14	0.300	2	
07L31	H3, J3	10	SJ	TRACY	CHANGE	SCHULTE RD	CENTRAL AVE	MAC ARTHUR DR	16	14	0.560	4	
07L21, 07L31	F10,F1	10	SJ	TRACY	CHANGE	LINCOLN BLVD	ELEVENTH ST	GRANT LINE RD	17	16	1.034	4	
07L31	D1	10	SJ	TRACY	CHANGE	HENLY PARKWAY	LOWELL AVE	BRIDLE CREEK DRIVE	16	17	0.352	2	
07L21	D10	10	SJ	TRACY	CHANGE	JOE POMBO PARKWAY	GRANT LINE ROAD	BRIDLE CREEK DRIVE	16	17	0.291	2	
07L21	E9, F9, G9	10	SJ	TRACY	CHANGE	LARCH RD	CL .12M W/TRACY BLVD	HOLLY DR	16	17	0.120	2	
07L21	D9, E9	10	SJ	TRACY	CHANGE	LARCH RD	HOLLY DR	END .27M E/HOLLY DR	16	17	0.270	2	
07L31	G1, H1	10	SJ	TRACY	CHANGE	LOWELL AVE	TRACY BLVD	EAST ST	16	17	0.770	2	
07L31	E1	10	SJ	TRACY	CHANGE	LOWELL AVE	ORCHARD PKWY	CORRAL HOLLOW RD	16	17	0.270	2	
07L31	G4	10	SJ	TRACY	CHANGE	MONUMENT DR	YORSHIRE LOOP	TRACY BLVD	19	17	0.300	2	
07L31	G3, H3, J3	10	SJ	TRACY	CHANGE	MT DIABLO DR	MAC ARTHUR DR	TRACY BLVD	19	17	0.760	2	
07L21, 07L31	E1, E10	10	SJ	TRACY	CHANGE	ORCHARD PKWY	GRANT LINE RD	LOWELL AVE	16	17	0.489	2	
07L22	A9, A10	10	SJ	TRACY	CHANGE	PARADISE AVE	GRANTLINE RD	I-205	8	17	0.750	2	
07L22	A9, A10	10	SJ	TRACY	CHANGE	PESCADERO RD	URL 1M E/MAC ARTHUR	PARADISE AVE	8	17	0.400	2	
07L31	G3, H3	10	SJ	TRACY	CHANGE	WEST FOURTH ST	TRACY BLVD	CENTRAL AVE	14	17	0.540	2	
07L31	B1,C2	10	SJ	TRACY	CHANGE	11TH ST	I-205	URL @ LAMMERS RD		2	0.799	4	
07L31	C2, D2, E2	10	SJ	TRACY	CHANGE	11TH ST	URL @ LAMMERS RD	CORRAL HOLLOW RD		14	1.288	6	
07L21	A10	10	SJ	TRACY	CHANGE	GRANT LINE RD	CL .45M E/BYRON RD	.95 E OF BYRON RD		14	0.500	2	
07L31	J2	10	SJ	TRACY	CHANGE	MAC ARTHUR DR	SP RR	11TH ST		14	0.246	2	
07L21	J9, J10	10	SJ	TRACY	CHANGE	MAC ARTHUR DR	GRANT LINE RD	I-205		14	0.700	4	
07L21	G9, G9	10	SJ	TRACY	CHANGE	TRACY BLVD	I-205	URL .4 N/I-205		14	0.400	4	

EXHIBIT C

CRS Map Sheet Number	Coordinate	CT District	County	Jurisdiction	Change/ New/ Delete	Road	From	To	(From) Class	(To) New Class	Length (mi)	Number of Through Lanes	Current AADT
07L31	H2, J3	10	SJ	TRACY	CHANGE	3RD ST	CENTRAL AVE	MOUNT DIABLO AVE		17	0.550	2	
07L21, 07L31	H10, H1, H	10	SJ	TRACY	CHANGE	PARKER AVE	10TH ST	GRANT LINE RD		17	1.100	2	
07L31	F2, G2	10	SJ	TRACY	CHANGE	SEQUOIA BLVD	ALDEN GLEN DRIVE	BEECHNUT AVE		17	0.450	2	
07L31	G2, H2	10	SJ	TRACY	CHANGE	TENTH ST	TRACY BLVD	EAST STREET		17	0.806	2	
07L31	J2	10	SJ	TRACY	CHANGE	TENTH ST	9TH STREET	MACARTHUR DRIVE		17	0.104	2	
07L21	B10, C10, I	10	SJ	TRACY	CHANGE	GRANT LINE RD	CL .95M E/BYRON RD	CORRAL HOLLOW RD		14	0.790	6	
07L31	E4	10	SJ	TRACY	NEW	SCHULTE RD	MABEL JOSEPHINE	BARCELONA DRIVE		14	0.240	2	
07L31	E3	10	SJ	TRACY	NEW	SCHULTE RD	BARCELONA	CORRAL HOLLOW RD		14	0.210	6	
07L31	D2	10	SJ	TRACY	NEW	CROSSROADS DRIVE	ELEVENTH ST	SOUTH OF GREYSTON DRIVE		16	0.380	4	
07L21	D9, D10	10	SJ	TRACY	NEW	PAVILLION PARKWAY	NAGLEE ROAD	POWER ROAD		16	0.460	4	
07L31	G6, H6	10	SJ	TRACY	NEW	PERENNIAL WAY	BROOKVIEW DRIVE	LASATA WAY		16	0.130	2	
07L21	D9, E9	10	SJ	TRACY	NEW	ROBERTSON DRIVE	NAGLEE ROAD	PAVILLION PARKWAY		16	0.210	4	
07L31	E3	10	SJ	TRACY	NEW	ADAIRE LANE	CLEMENTE LANE	GOLDEN LEAF		17	0.076	2	
07L21	E10, F10	10	SJ	TRACY	NEW	ALEGRE DR	CORRAL HOLLOW ROAD	ENYEART DRIVE		17	0.070	2	
07L31	H3, H4	10	SJ	TRACY	NEW	AMARETTO DRIVE	SCHULTE ROAD	YOSEMITE WAY		17	0.290	2	
07L31	G4	10	SJ	TRACY	NEW	AMBERWOOD DRIVE	PLYMOTH DRIVE	CANDLEWOOD		17	0.044	2	
07L21	D9	10	SJ	TRACY	NEW	AUTO PLAZA DRIVE	POWER ROAD	NAGLEE ROAD		17	0.399	2	
07L21	D9	10	SJ	TRACY	NEW	AUTO PLAZA WAY	AUTOPLAZA DRIVE	ROBERTSON DRIVE		17	0.144	2	
07L31	D4	10	SJ	TRACY	NEW	BALCKSTONE	MABEL JOEPHINE	WEST OF SPARROW COURT		17	0.123	2	
07L31	E2, E3	10	SJ	TRACY	NEW	BARCELONA DRIVE	CLEMENTE LANE	GRAND TENTON DRIVE		17	0.556	2	
07L31	K4, K5	10	SJ	TRACY	NEW	BASQUE AVE	DOMINIQUE DR	PYRENEES		17	0.167	2	
07L31	E1, E2	10	SJ	TRACY	NEW	BELCONTE DRIVE	ELEVENTH ST	BYRON ROAD		17	0.118	2	
07L31	F10,F1	10	SJ	TRACY	NEW	BEVERLY PLACE	SHELIGER DRIVE	LINCOLN BLVD		17	0.106	2	
07L31	G7, H7	10	SJ	TRACY	NEW	BROKVEIW DRIVE	GLENBROOK DRIVE	REGIS DRIVE		17	0.587	2	
07L31	G6	10	SJ	TRACY	NEW	CAMBRIDGE PLACE	SYCAMORE PKWY	HERITAGE PLACE		17	0.138	2	
07L31	D4, F4	10	SJ	TRACY	NEW	CAROL ANN DRIVE	MABELJOSEPHINE	GOLDEN LEAF		17	0.539	2	
07L31	J2	10	SJ	TRACY	NEW	CIVIC CENTER DRIVE	ELEVENTH STREET	NINTH STREET		17	0.129	2	
07L31	E3	10	SJ	TRACY	NEW	CLEMENTE LANE	BARCELONA DRIVE	ADAIRE LANE		17	0.070	2	
07L21	H9, H9	10	SJ	TRACY	NEW	COMMERCIAL	ENTERPRIZE	LARCH		17	0.162	2	
07L21	F9, F10	10	SJ	TRACY	NEW	CORBETT LANE	KAVANAGH	NORTH OF LAVELLE SMITH		17	0.142	2	
07L31	D1, D2	10	SJ	TRACY	NEW	CROSSROADS DRIVE	ELEVENTH ST	GAINES LANE		17	0.290	2	

EXHIBIT C

CRS Map Sheet Number	Coordinate	CT District	County	Jurisdiction	Change/ New/ Delete	Road	From	To	(From) Class	(To) New Class	Length (mi)	Number of Through Lanes	Current AADT
07L31	E2	10	SJ	TRACY	NEW	CYPRESS DRIVE	SUMMER LANE	CORRAL HOLLOW RD		17	0.374	2	
07L31	J4	10	SJ	TRACY	NEW	DARDANELLE DRIVE	MAC ARTHUR DRIVE	EAST END		17	0.055	2	
07L31	J5, H5	10	SJ	TRACY	NEW	DEBORD DRIVE	MAC ARTHUR DRIVE	FAIRMONT DRIVE		17	0.536	2	
07L31	G4, H4	10	SJ	TRACY	NEW	DEERWOOD LANE	ASHLAND	BLOSSOMWOD		17	0.391	2	
07L31	K5	10	SJ	TRACY	NEW	DOMINQUE DRIVE	EASTLAKE CIRCLE	ELISSAGARY RANCH DR		17	0.330	2	
07L31	F5, G5	10	SJ	TRACY	NEW	DOVE DRIVE/WAY	SYCAMORE PKWY	STARFLOWER DRIVE		17	0.363	2	
07L31	J4, K5	10	SJ	TRACY	NEW	EASTLAKE CIRCLE	East lake Drive	EASTLAKE DRIVE		17	0.986	2	
07L31	J5	10	SJ	TRACY	NEW	EASTLAKE DRIVE	MAC ARTHUR DRIVE	EASTLAKE CRICLE		17	0.165	2	
07L31	F4, F5	10	SJ	TRACY	NEW	EGRET DRIVE	DOVE STREET	CLAREMONT		17	0.231	2	
07L31	K5	10	SJ	TRACY	NEW	ELLISGARY RANCH DR	VALPICO ROAD	CHRISMAN ROAD		17	0.508	2	
07L21	G9, H9	10	SJ	TRACY	NEW	ENTERPRISE	INDUSTRIAL	COMMERCIAL		17	0.164	2	
07L31	E1, F1	10	SJ	TRACY	NEW	FIELDVIEW DRIVE	CORRAL HOLLOW RD	PROMONADE CIRCLE		17	0.142	2	
07L31	E1	10	SJ	TRACY	NEW	FIELDVIEW DRIVE	CORRAL HOLLOW ROAD	VIVIAN LANE		17	0.137	2	
07L31	F2	10	SJ	TRACY	NEW	FOXHOLLOW WAY	CYPRESS DRIVE	FOXWOOD DRIVE		17	0.091	2	
07L31	E2	10	SJ	TRACY	NEW	FOXWOOD DRIVE	FOXHOLLOW	ALDEN GLEN DRIVE		17	0.238	2	
07L31	G6, H6	10	SJ	TRACY	NEW	GANDY DANCER DRIVE	TRACY BLVD.	MARS WAY		17	0.433	2	
07L31	G6	10	SJ	TRACY	NEW	GEORGETOWN PLACE	GEORGETOWN COURT	ROCKPORT DRIVE		17	0.123	2	
07L31	H6, J6	10	SJ	TRACY	NEW	GLENBRIAR CIRCLE	GLENBRIAR DRIVE	GLENBRIAR DRIVE		17	1.424	2	
07L31	H5	10	SJ	TRACY	NEW	GLENBRIAR DRIVE	VALPICO ROAD	GLENBRIAR CIRCLE		17	0.245	2	
07L31	J7, H7	10	SJ	TRACY	NEW	GLENBROOK DRIVE	MAC ARTHUR DRIVE	BROOKVIEW DRIVE		17	0.448	2	
07L31	D3, F3	10	SJ	TRACY	NEW	GOLDEN LEAF LANE	MABELJOSEPHINE	CORRAL HOLLOW RD		17	0.498	2	
07L31	E3, F3	10	SJ	TRACY	NEW	GOLDEN LEAF LANE	CORRAL HOLLOW ROAD	ADOBE LANE		17	0.225	2	
07L21	F10	10	SJ	TRACY	NEW	GOLDEN SPRINGS	CAMELIA DRIVE	NORTH OF WOODCREST		17	0.206	2	
07L31	D2, E2	10	SJ	TRACY	NEW	GREYSTONE DRIVE	CROSSROADS	SUMMER		17	0.274	2	
07L31	G6	10	SJ	TRACY	NEW	HERITAGE PLACE	CAMBRIDGE DRIVE	GEORGETOWN COURT		17	0.133	2	
07L21	G8	10	SJ	TRACY	NEW	INDUSTRIAL WAY	LARCH	ENTERPRISE		17	0.162	2	
07L31	D2	10	SJ	TRACY	NEW	JACKSON AVENUE	W OF KENNEDY	CROSSROADS		17	0.358	2	
07L31	H3, J3	10	SJ	TRACY	NEW	JAEGER STREET	THIRD ST	WAGTAIL DRIVE		17	0.117	2	
07L31	D2	10	SJ	TRACY	NEW	JEFFERSON PKWY	ELEVENTH ST	JACKSON		17	0.229	2	
07L31	J4	10	SJ	TRACY	NEW	JORANOLLO DR	SCHULTE ROAD	YOSEMITE WAY		17	0.291	2	
07L31	E5, F5	10	SJ	TRACY	NEW	KAGEHIRO DRIVE	CORRAL HOLLOW	MIT'S WAY		17	0.397	2	

EXHIBIT C

CRS Map Sheet Number	Coordinate	CT District	County	Jurisdiction	Change/ New/ Delete	Road	From	To	(From) Class	(To) New Class	Length (mi)	Number of Through Lanes	Current AADT
07L31	J5	10	SJ	TRACY	NEW	LAKEVIEW DRIVE	VALPICO ROAD	EASTLAKE CRICLE		17	0.092	2	
07L31	D1	10	SJ	TRACY	NEW	LANKERSHIRE	BYRON ROAD	MONTGOMERY		17	0.302	2	
07L31	F3	10	SJ	TRACY	NEW	LAURIANA	CYPRESS DRIVE	BAYBERRY LANE		17	0.361	2	
07L31	K4, K5	10	SJ	TRACY	NEW	LYNN W. RIFFLE	PYRENEES	NORTH END		17	0.086	2	
07L31	D4	10	SJ	TRACY	NEW	MABELJOSEFINE	CAROL ANN	SCHULTE ROAD		17	0.457	2	
07L31	D2	10	SJ	TRACY	NEW	MAIME ANDERSON	FABIAN	SOLOMAN LANE		17	0.098	2	
07L31	H6	10	SJ	TRACY	NEW	MARS WAY	MURRIETA WAY	GANDY DANCER DR		17	0.131	2	
07L31	F6, F7	10	SJ	TRACY	NEW	MIDDLEFIELD DRIVE	CORRAL HOLLOW ROAD	NORTH OF PEONY DRIVE		17	0.627	2	
07L31	D2	10	SJ	TRACY	NEW	MONTGOMERY LANE	FRANK BROWN	FABIAN		17	0.225	2	
07L31	G3	10	SJ	TRACY	NEW	MOUNT DIABLO AVE	RODEO	TRACY BLVD		17	0.151	2	
07L31	H6	10	SJ	TRACY	NEW	MURRIETA WAY	SHAMROCK WAY	MARS WAY		17	0.129	2	
07L31	H6, H7	10	SJ	TRACY	NEW	OAKRIDGE DRIVE	GLENBRIAR CIRCLE	BROOKVIEW DRIVE		17	0.309	2	
07L22	D9, D10	10	SJ	TRACY	NEW	PARADISE	CHRISMAN	S OF GRANT LINE ROAD		17	0.502	2	
07L31	H4	10	SJ	TRACY	NEW	PEBBLEBROOKK DRIVE	VALPICO ROAD	GLENBRIAR CIRCLE		17	0.079	2	
07L31	J4	10	SJ	TRACY	NEW	PEERLESS WAY	JORNOLLO DRIVE	MAC ARTHUR DRIVE		17	0.163	2	
07L31	E6, F6	10	SJ	TRACY	NEW	PEONY DRIVE	CORRAL HOLLOW ROAD	WINDSONG DRIVE		17	0.527	2	
07L21	J9	10	SJ	TRACY	NEW	PESCADERO	MARY JEAN LANE	MAC ARTHUR DRIVE		17	0.210	2	
07L31	F4	10	SJ	TRACY	NEW	PLYMOTH DRIVE	PARKSIDE DRIVE	AMBERWOOD DRIVE		17	0.049	2	
07L21	D9	10	SJ	TRACY	NEW	POWER ROAD	PAVILLION PARKWAY	AUTOPLAZA DRIVE		17	0.171	2	
07L31	D2	10	SJ	TRACY	NEW	PRESIDIO PLACE	JACKSON	SOUTH OF COMPTON		17	0.203	2	
07L31	F1	10	SJ	TRACY	NEW	PROMONADE CIRCLE	WOODLAND	FIELDVIEW		17	0.348	2	
07L31	F1	10	SJ	TRACY	NEW	PROMONADE CIRCLE	FIELDVIEW DRIVE	WOODLAND		17	0.066	2	
07L31	F1	10	SJ	TRACY	NEW	PROMONADE DRIVE	LOWELL AVE	WOODLAND		17	0.080	2	
07L31	K4	10	SJ	TRACY	NEW	PYRENEES	BASQUE DRIVE	LYNN W. RIFFLE		17	0.044	2	
07L31	G6, G7	10	SJ	TRACY	NEW	REGIS	AREZO	VIOLET		17	0.260	2	
07L31	G6	10	SJ	TRACY	NEW	ROCKPORT DRIVE	GEORGETOWN PLACE	TRACY BLVD.		17	0.020	2	
07L31	G1	10	SJ	TRACY	NEW	SHELIGER	TWELFTH	BEVERLY		17	0.186	2	
07L31	J4	10	SJ	TRACY	NEW	SENTINAL DR	BRANDON DEWEY	CATHERDERAL WAY		17	0.196	2	
07L31	H6	10	SJ	TRACY	NEW	SHAMROCK DRIVE	GANDY DANCER DR	MURRIETA WAY		17	0.126	2	
07L31	D1	10	SJ	TRACY	NEW	SOLOMAN LANE	MAIME ANDERSON	CROSSRAODS		17	0.074	2	
07L31	H5	10	SJ	TRACY	NEW	STALSBURG DRIVE	MONTCLAIR DRIVE	SOUTH END		17	0.120	2	

EXHIBIT C

CRS Map Sheet Number	Coordinate	CT District	County	Jurisdiction	Change/ New/ Delete	Road	From	To	(From) Class	(To) New Class	Length (mi)	Number of Through Lanes	Current AADT
07L31	E5, F5	10	SJ	TRACY	NEW	STARFLOWER DRIVE	CORRAL HOLLOW	SOUTH OF KAGEHIRO DR		17	0.418	2	
07L31	J1	10	SJ	TRACY	NEW	STONERIDGE DRIVE	MAC ARTHUR DRIVE	MARIANI COURT		17	0.123	2	
07L31	E2, E3	10	SJ	TRACY	NEW	SUMMER LANE	ELEVENTH ST	BRITTANY WAY		17	0.463	2	
07L31	G3	10	SJ	TRACY	NEW	TENNIS LANE	TRACY BLVD	WILLIAM PHISHNER		17	0.126	2	
07L31	D3,E3	10	SJ	TRACY	NEW	TENNIS LANE	W OF JILL DRIVE	CORRAL HOLLOW RD		17	0.545	2	
07L21	F10	10	SJ	TRACY	NEW	TRAVAO LANE	GRANT LINE ROAD	CAMELIA		17	0.075	2	
07L31	F1	10	SJ	TRACY	NEW	TWELFTH	SHELIGER DRIVE	LINCOLN BLVD		17	0.205	2	
07L31	F10, G10	10	SJ	TRACY	NEW	VALLERAND	LINCOLN	TRACY		17	0.554	2	
07L31	G4, G5	10	SJ	TRACY	NEW	VILLAGE DRIVE	DEERWOOD	CENTRAL AVENUE		17	0.175	2	
07L31	J2	10	SJ	TRACY	NEW	WAGTAIL DRIVE	JAEGER Q	MAC ARTHUR		17	0.223	2	
07L31	G6	10	SJ	TRACY	NEW	WHISPERING WIND DRIVE	TRACY BLVD.	REGIS WAY		17	0.128	2	
07L31	F7, G7	10	SJ	TRACY	NEW	WHISPERING WIND DRIVE	TRACY BLVD.	MIDDLEFIELD DRIVE		17	0.723	2	
07L31	G7, F6	10	SJ	TRACY	NEW	WINDSONG DRIVE	CHERRY BLOSSOM	TRACY BLVD.		17	0.725	2	
07L31	F4	10	SJ	TRACY	NEW	YORKSHIRE LOOP	EGRET DRIVE	MONUMENT PLACE		17	0.248	2	
07L31	J4	10	SJ	TRACY	NEW	YOSEMITE WAY	TARRAGONNA AVE	SENTINEL DR		17	0.577	2	

Click on any column heading for instructions.

Functional Classification Codes	
Rural Functional Class Codes: 01= Principal Arterial Interstate 02=Other Principal Arterial 06=Minor Arterial 07=Major Collector 08=Minor Collector 09=Local	Urban Functional Class Codes: 11=Principal Arterial Interstate 12=Principal Arterial -Other Fwys or Expwys 14=Other Principal Arterial 16=Minor Arterial 17=Collector 19=Local

RESOLUTION _____

APPROVING THE SUBMITTAL OF FUNCTIONAL CLASSIFICATIONS FOR LOCAL STREETS AND ROADS TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION TO UPDATE THE CALIFORNIA ROAD SYSTEM (CRS) RECORDS

WHEREAS, Incorporated cities are responsible for initiating any requests for changes to the functional classification of local streets and addition of new segments of streets within their jurisdiction in the CRS, and

WHEREAS, In order to receive Federal funding for the completion of roadway improvements within the City, all non-residential streets must be listed with their functional classification in the CRS records maintained by CALTRANS and approved by the Federal Highway Administration, and

WHEREAS, Staff has evaluated all street segments for its consistency with functional classifications within the City, and

WHEREAS, Development and Engineering Services staff has also prepared an application requesting the change of classifications and addition of new roadway segments, and

WHEREAS, Upon adoption of a resolution by City Council and receipt of concurrence from the San Joaquin Council of Governments, the application will be submitted to CALTRANS/FHWA for processing, and

WHEREAS, There will be no impact to General Fund;

NOW, THEREFORE, BE IT RESOLVED, That the Tracy City Council approves the submittal of functional classifications for local streets and roads to the State of California, Department of Transportation for updating California Road System (CRS) records.

The foregoing Resolution 2010-___ was passed and adopted by the City of Tracy City Council on the 3rd day of November, 2010 by the following vote:

- AYES: COUNCIL MEMBERS
- NOES: COUNCIL MEMBERS
- ABSENT: COUNCIL MEMBERS
- ABSTAIN: COUNCIL MEMBERS

Mayor

ATTEST:

City Clerk

AGENDA ITEM 3

REQUEST

PUBLIC HEARING TO CONSIDER A REZONING FROM MEDICAL OFFICE TO MEDIUM DENSITY CLUSTER AND GENERAL PLAN MAP AMENDMENT FROM OFFICE TO RESIDENTIAL MEDIUM OF TEN LOTS (APPROXIMATELY 2.3 ACRES) ON THE SOUTH SIDE OF CARLTON WAY AND EAST AND WEST SIDES OF BESSIE AVENUE; THE APPLICANT IS YUSU HSIUNG; APPLICATION NUMBERS R10-0002 AND GPA10-0001

EXECUTIVE SUMMARY

Rezoning and General Plan Map amendment request from Medical Office and Office to Medium Density Cluster and Residential Medium. The proposal includes ten lots on the south side of Carlton Way at Bessie Avenue. City staff and the Planning Commission recommend approval.

DISCUSSION

Background and Project Description

The proposal is to rezone ten lots from Medical Office (MO) to Medium Density Cluster (MDC) and amend the General Plan Map from Office to Residential Medium. Attachment A identifies the Subject Property, Attachment B shows existing land uses of the subject and nearby properties, and Attachments C and D identify the current and proposed zoning, respectively.

All ten of the lots were developed with single-family homes under residential zoning over 25 years ago. In 1988, the City of Tracy amended the MO Zone to reserve an area around the hospital for medical uses that could be mutually beneficial with the hospital. The Sutter Tracy Community Hospital is located one block south of the Subject Property.

In the years after the hospital was constructed, over 25 houses in the MO Zone area (outside of the Subject Property) were replaced by or converted to medical-related uses and parking for medical uses. However, in recent years, conversions from residential to medical uses has nearly stopped and a number of factors suggest limited to no additional demand for medical offices at the Subject Property in the foreseeable future. For example, Sutter Tracy Community Hospital has announced plans to replace the existing hospital with a new hospital on the west side of Lammers Road at some point in the future. While the Tracy Boulevard hospital site may remain a medical-related use, it is not anticipated to generate ancillary demand for adjacent medical offices as the hospital would.

In response to this anticipated, decreasing demand for medical offices at this location, the owner of one lot (1561 Bessie Avenue), located at the southwest corner of Bessie Avenue and Carlton Way, submitted an application to rezone their property from MO to MDC and amend the General Plan Map from Office to Residential Medium. City staff

and the Planning Commission recommend that the City Council modify the proposal to include nine adjacent lots in addition to the one at 1561 Bessie Avenue (Attachment A).

In addition to mailing public hearing notices to Subject Property and nearby property owners, City staff mailed a description of the proposal to owners of the Subject Property and invited comment or other input. Modifying the MO Zone and rezoning this area to residential was also the topic of a Planning Commission workshop regarding the City-wide Zoning Code Update in 2009. No comments in opposition to the proposal have been submitted to the City.

Land Use/Zoning Considerations

The MO Zone (Attachment E) permits hospitals; medical, dental, and mental health offices; physical therapy; and similar medical uses. Conditionally permitted uses in the MO Zone include pharmacies and ambulance services. In order to develop medical offices in existing single-family home neighborhoods, assembling multiple lots is typically necessary due to off-street parking requirements of medical offices. In as much as each of the ten lots is already developed with single-family homes, the cost to purchase and assemble adjacent lots for medical office development creates a significant disincentive.

Residential uses are not a permitted use in the MO Zone. The residential uses on the Subject Property are nonconforming, meaning replacement of a house destroyed by fire may be denied by the City, purchase loans or refinancing could be more difficult, and room additions or other expansions may be denied by the City.

The result of the rezoning and General Plan amendment (and the primary motivation for the applicant's request) will be that the residential uses are no longer nonconforming uses. No improvements, changes of use, or new uses are proposed for the Subject Property with this application.

One positive consequence of this proposal for the nearby residences, albeit minor, may be that traffic or parking demands from the existing homes would be less than the peak traffic or parking demands from medical offices that could be constructed under the existing Medical Office zoning.

The existing residential use of the ten-lot Subject Property is consistent with the existing residential uses on the north side of Carlton Way. And the zoning north of Carlton Way is MDC. Changing the zone of these ten lots back to residential, consistent with the existing land uses, will help to maintain stability of the existing residential neighborhood in the vicinity.

On October 13, 2010, the Planning Commission conducted a public hearing to review the project. Besides comments in support of the application from the applicant, no public input was received during the hearing. The Planning Commission recommended that the City Council approve the project and adoption of the Negative Declaration.

CEQA Review

An Initial Study/Negative Declaration has been prepared, published, and noticed in accordance with California Environmental Quality Act (CEQA) Guidelines. No environmental impacts have been identified as part of the CEQA review and no public or public agency comments have been received related to the Draft Negative Declaration.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's seven strategic plans.

FISCAL IMPACT

Costs to process this application are paid by the applicant through a Cost Recovery Agreement (City Council Resolution 2010-017). This application requires no specific expenditure from the General Fund.

RECOMMENDATION

Staff and the Planning Commission recommend that the City Council:

1. Adopt the Negative Declaration for the project;
2. Approve the General Plan Map amendment from Office to Residential Medium;
and
3. Approve the rezoning from Medical Office to Medium Density Cluster.

Prepared by: Alan Bell, Senior Planner

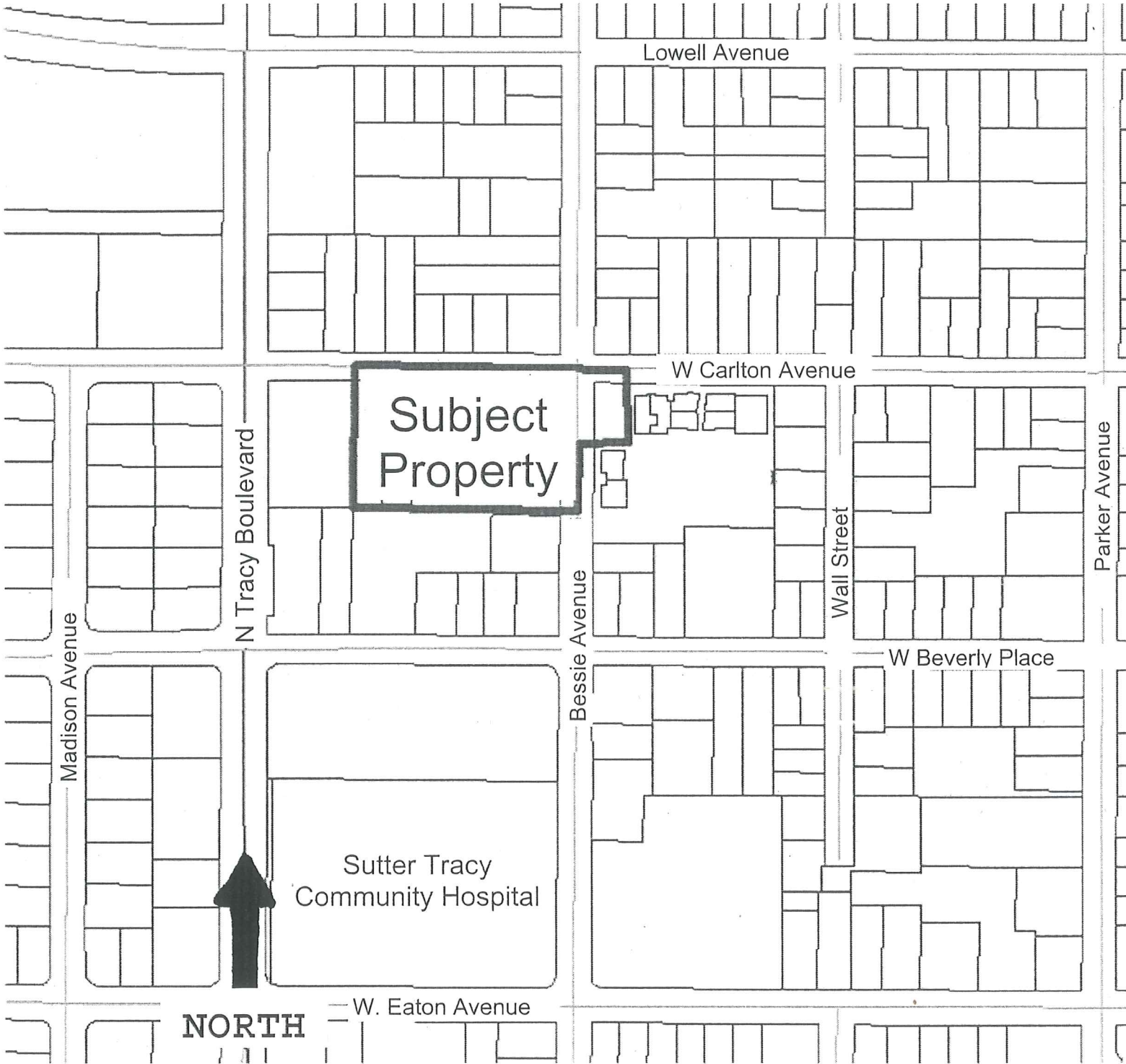
Reviewed by: Bill Dean, Development and Engineering Services Assistant Director

Approved by: Andrew Malik, Development and Engineering Services Director
Leon Churchill, Jr., City Manager

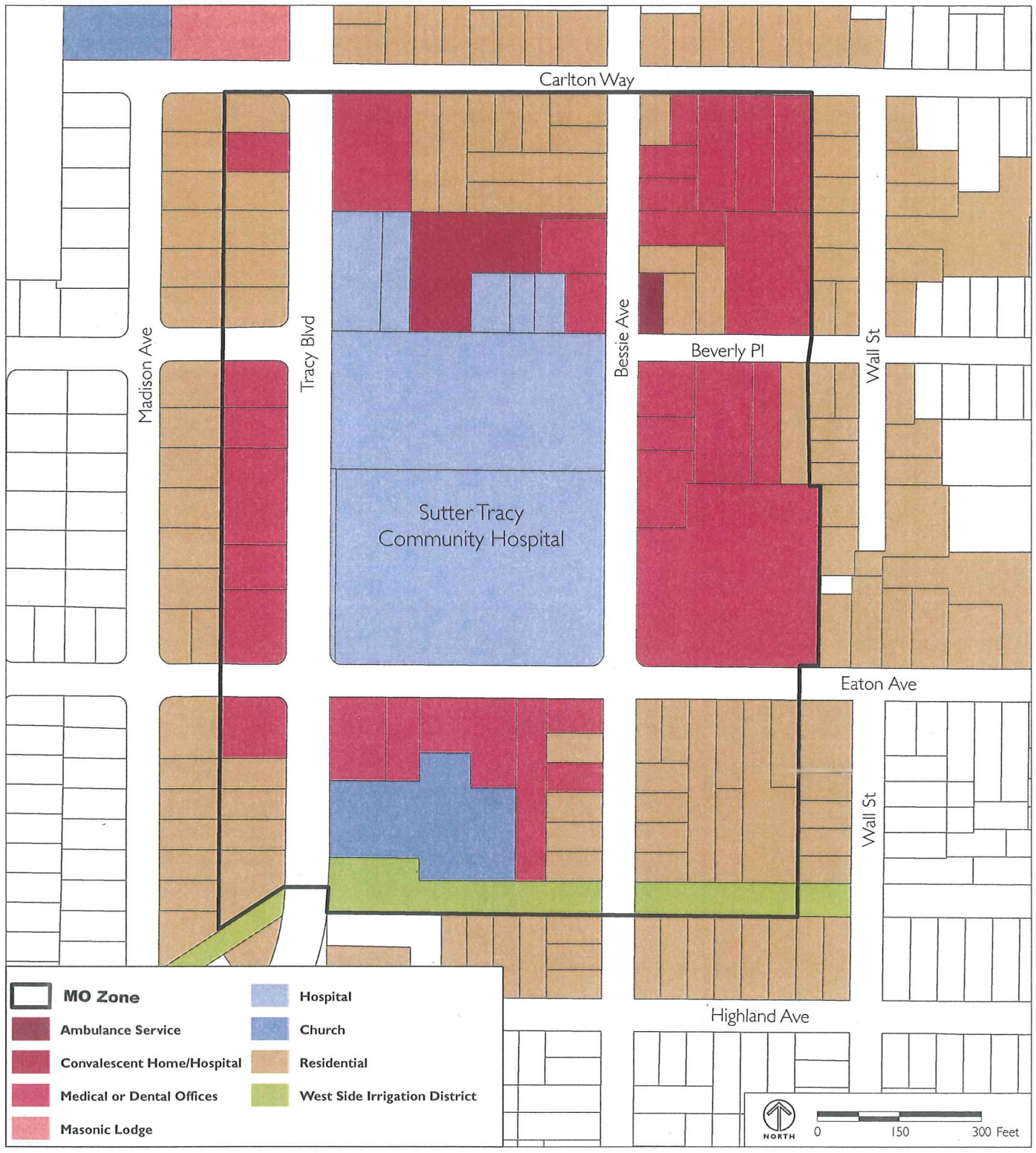
ATTACHMENTS

Attachment A – Location Map
Attachment B – Existing Land Uses
Attachment C – Current Zoning
Attachment D – Proposed Zoning
Attachment E – Medical Office Zone (TMC Chapter 10.08, Article 10)
Attachment F – Medium Density Cluster Zone (TMC Chapter 10.08, Article 8)
Attachment G – Draft CEQA Negative Declaration and Initial Study
Attachment H – Ordinance approving the Zone change

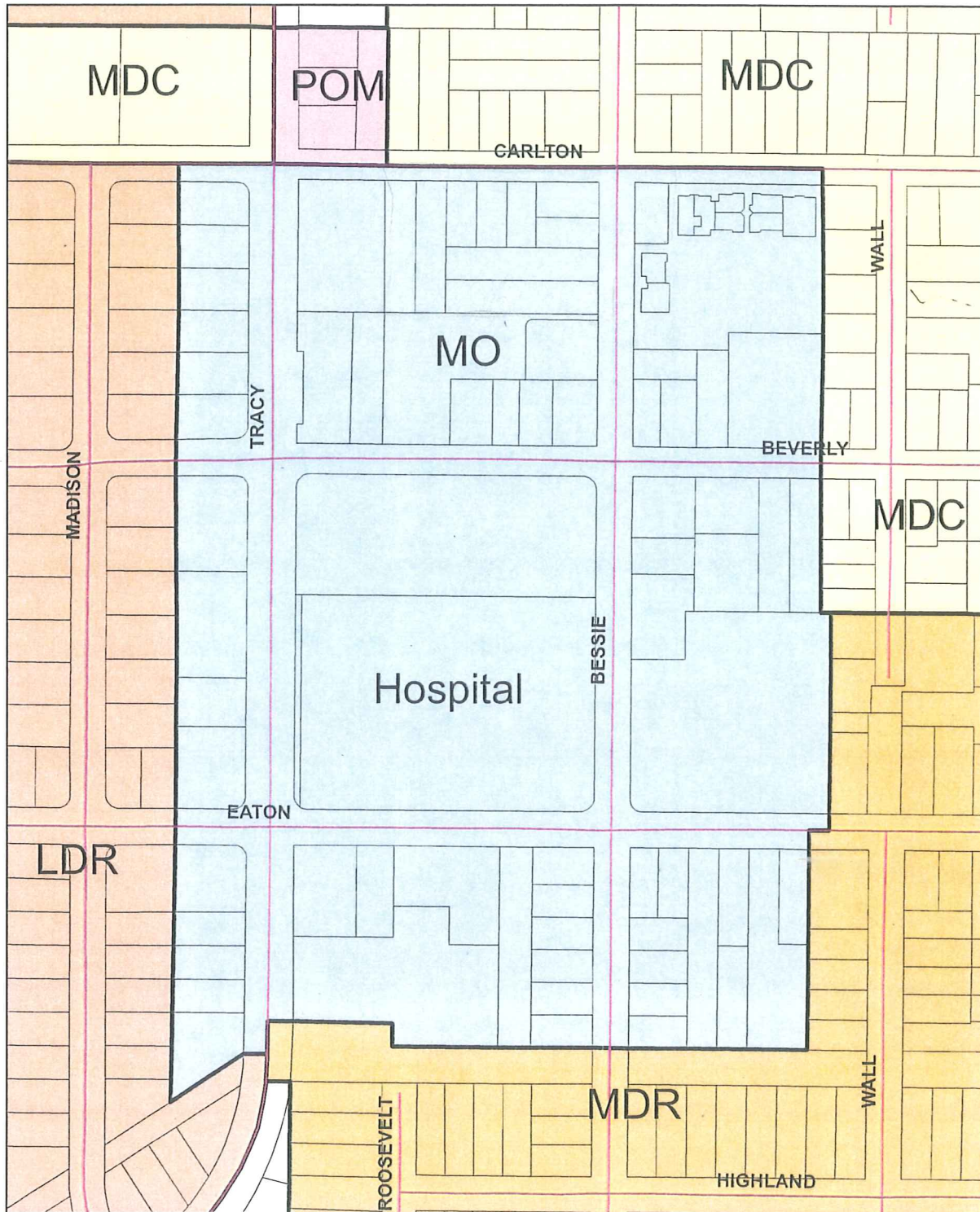
Bessie Avenue / Carlton Way
Rezone and General Plan Amendment




Existing Land Uses



Current Zoning

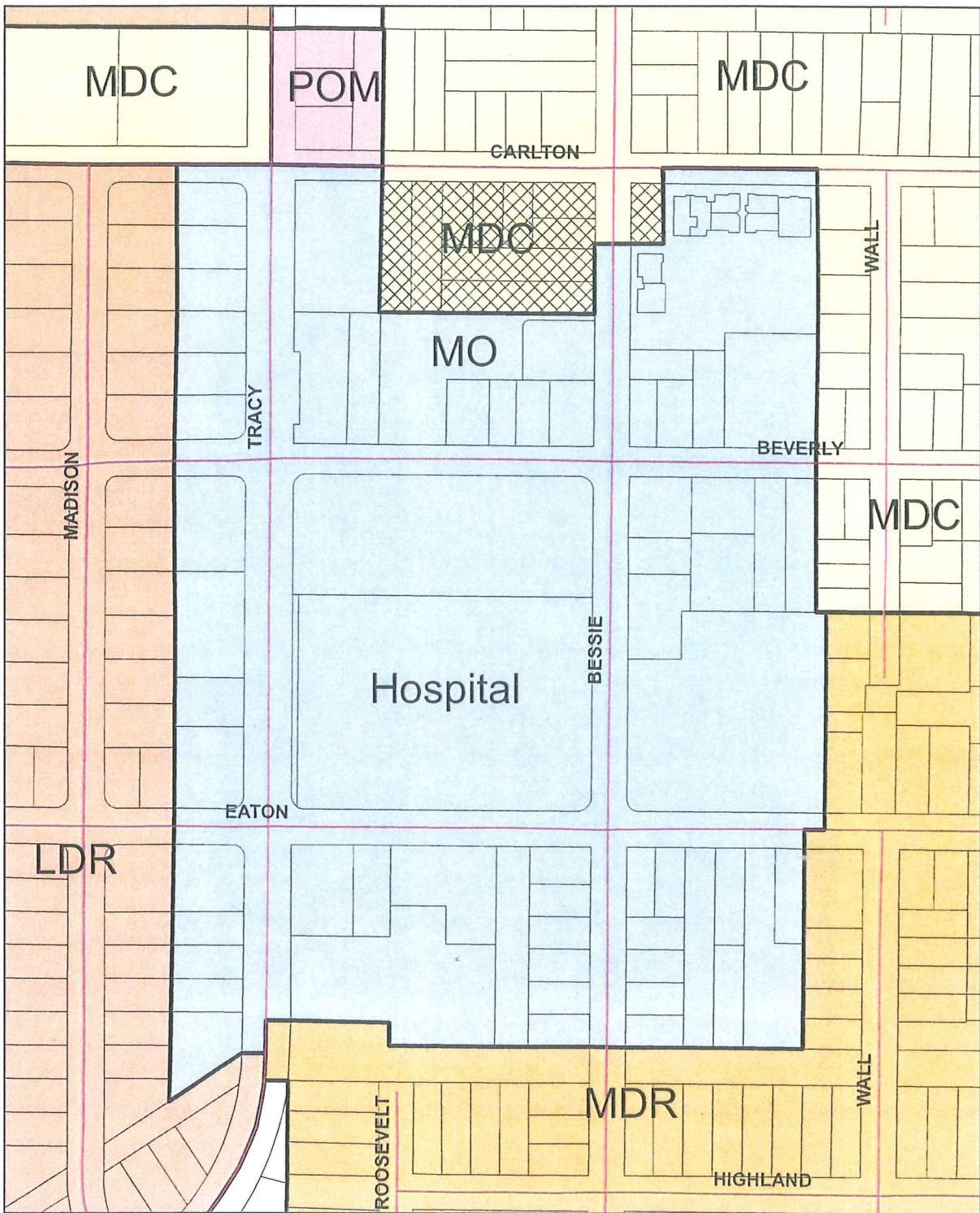


Zones

-  Low Density Residential
-  Medium Density Cluster
-  Medium Density Residential
-  Medical Office
-  Professional Office Medical



Proposed Zoning



Zones

-  Low Density Residential
-  Medium Density Cluster
-  Medium Density Residential
-  Medical Office
-  Professional Office Medical

Subject Properties

-  Subject Properties



MEDICAL OFFICE (MO)

10.08.1480 Purpose (MO).

The Medical Office (MO) Zone specialized classification is designed to provide for a concentration of medical, health care, and supporting uses and facilities consistent with the General Plan policies and map. (Prior code § 10-2.1000)

10.08.1490 Permitted uses (MO).

(a) The following uses shall be permitted in the MO Zone:

- (1) Hospitals, convalescent hospitals, nursing homes, and rest homes;
- (2) Medical, mental health, and dental offices and clinics;
- (3) Medical and dental laboratories;
- (4) Opticians, dispensing;
- (5) Physical and occupational therapy offices and clinics;
- (6) Orthopedic and prosthetic appliance dispensing;
- (7) Health care offices and health care professional registries; and
- (8) Accessory uses and structures.

(b) The following conditional uses shall be permitted in the MO Zone subject to the granting of a use permit as provided in Sections 10-2.3401 through 10-2.3418 of Article 34 of this chapter.

- (1) Pharmacies, dispensing;
- (2) Ambulance services;
- (3) Health care equipment rentals and sales;
- (4) Places of public assembly such as educational, cultural, institutional, religious, and recreational uses serving local residential areas, excluding uses that are classified within Use Group No. 48; and
- (5) Schools, public and private. (Ord. 1050 § 2, 2003; prior code § 10-2.1001) 10.08.1490

10.08.1500 Lot area, width, and access (MO).

The following lot area and width requirements shall apply in the MO Zone:

- (a) The minimum lot area shall be 6,000 square feet. (b) The minimum lot width shall be sixty (60') feet.
- (c) All newly created lots along major arterial streets shall have a minimum frontage along the arterial for each 150 feet. There shall be a maximum of one access driveway to the arterial for each 150 feet of frontage on the arterial street.
- (d) Where an existing lot has less than 150 feet frontage on an arterial street, its development plan shall indicate the joint use of a common driveway used by adjoining property or otherwise more closely approximate the standard of one access point for each 150 feet of arterial street. (Prior code § 10-2.1002)

10.08.1510 Minimum yards (MO).

The following minimum yards shall be required in the MO Zone:

- (a) Front: Ten (10') feet;
- (b) Street side yard: Ten (10') feet;
- (c) Interior side yard and rear yard: no requirement, except when adjoining a residential zone, in which case ten (10') feet shall be required;

(d) Such yards shall be increased by four (4') feet for every story or ten (10') feet in height, whichever is less, for buildings exceeding a height of two (2) stories or thirty (30') feet, whichever is less, when appropriate; and

(e) Accessory buildings not exceeding one story in height may be located in any required rear or interior side yard provided they are on the rear one-half of the lot or are at least sixty (60') feet from the front property line. (Prior code § 10-2.1003)

10.08.1520 Height (MO).

There shall be no height limit in the MO Zone, except for structures bordering the Medical Office Zone and adjacent to a Low Density Residential Zone or Medium Density Residential Zone, in which case structures shall not have a height greater than thirty-five (35') feet when within fifty (50') feet of a neighboring residential zone. (Prior code § 10-2.1004)

10.08.1530 Lot coverage (MO).

The minimum coverage of all buildings, except covered parking structures, in the MO Zone shall not exceed fifty (50%) percent of the lot. (Prior code § 10-2.1005)

10.08.1540 Landscaping (MO).

Required front yards and a minimum of five (5') feet of the required street side yards in the MO Zone shall be landscaped for their full depth with the exception of necessary ways and driveways, and, in addition, at least ten (10%) percent of the lot shall be landscaped. (Prior code § 10-2.1006)

10.08.1550 Off-street parking (MO).

Off-street parking in the MO Zone shall be provided as required by Article 26 of this chapter. (Prior code § 10-2.1007)

10.08.1560 Development review (MO).

Development approval for all uses, buildings, structures, and site development in the MO Zone shall be required as provided in Article 30 of this chapter. (Prior code § 10-2.1008)

MEDIUM DENSITY CLUSTER (MDC)

ATTACHMENT F

Article 8. Medium Density Cluster Zone (MDC)

10.08.1270 Purpose (MDC).

The Medium Density Cluster (MDC) Zone classification is designed to provide for single- and two-family dwellings, dwelling groups, and supporting uses and to be utilized in appropriate locations within the areas designated medium density residential with a density range of five and nine-tenths (5.9) to twelve and no/tenths (12.0) dwelling units per gross acre by the General Plan. (Prior code § 10-2.800)

10.08.1280 Permitted uses (MDC).

(a) The following uses shall be permitted in the MDC Zone:

- (1) One-family, two-family, and three-family dwellings and dwelling groups composed of such dwellings;
- (2) Boarding and rooming houses;
- (3) Crop and tree farming;
- (4) Public parks, buildings, and schools; and
- (5) Accessory uses and structures as provided in Section 10.08.1080 of Article 5 of this chapter.

(b) The following conditional uses shall be permitted in the MDC Zone subject to the granting of a use permit as provided in Sections 10.08.4250 through 10.08.4420 of Article 34 of this chapter:

- (1) Mobile home parks and mobile home park subdivisions;
- (2) Condominiums and planned residential developments of one- and two-family dwellings;
- (3) Attached single-family dwellings;
- (4) Off-street parking to serve adjacent commercial and office uses;
- (5) Churches and church related uses;
- (6) Educational, cultural, institutional, and recreational uses;

(7) Private schools, nursery schools, and day care centers;

(8) Hospitals, convalescent hospitals, rest homes, and nursing homes;

(9) Board and care facilities; and

(10) Mortuaries. (Prior code § 10-2.801)

10.08.1290 Lot area and width (MDC).

The following lot area and width requirements shall apply in the MDC Zone:

(a) The minimum lot area shall be 3,500 square feet.

(b) The minimum lot width shall be forty-five (45') feet at the front lot line, including cul-de-sacs and knuckles; except where the driveway to the lot is from an alley and there is no curb cut for a driveway along the front lot line in which event a minimum of thirty-five (35') foot frontage at the front lot line shall be allowed.

(c) The requirement for a minimum frontage of forty-five (45') feet on all MDC lots as described in (b) above shall not apply to projects having approved tentative subdivision maps and/or approved Development Review applications prior to the first reading of the ordinance codified in this section. Such projects shall provide a minimum frontage of thirty-five (35') feet and the corner lot width shall be at least forty (40') feet; provided, however, lots on cul-de-sacs or knuckles shall have a minimum frontage of at least twenty-five (25') feet and a width at a twenty (20') foot building line of at least thirty (30') feet. (Prior code § 10-2.802)

10.08.1300 Density (MDC).

There shall be at least 3,500 square feet of net lot area for each dwelling unit in the MDC Zone. (Prior code § 10-2.803)

10.08.1310 Minimum yards (MDC).

The following minimum yards shall be required in the MDC Zone:

(a) Front: At least fifteen (15') feet to at least twenty (20') feet, including garage structure from the existing or planned sidewalk with at least a two (2') foot differential between neighboring main buildings. Garage setbacks fifteen (15') feet to eighteen (18') feet from the property line shall have roll-up doors;

(b) Side:

(1) Interior lots: Seven (7') feet on one side and four (4') feet on the other with a minimum distance of eleven (11') feet between neighboring main buildings;

(2) Corner lots: Ten (10') feet on the street side and four (4') feet on the interior side; with no four (4') foot side yard abutting another four (4') foot side yard with a minimum distance of eleven (11') feet between neighboring main buildings;

(3) Interior lots ten (10') feet on one side with zero (0') feet on interior side. On corner lots the ten (10') foot side yard shall be on the street side;

(c) Rear: Ten (10') feet with an average distance of fifteen (15') feet and at least six hundred seventy-five (675') square feet of open space in the rear yard;

(d) Distance between buildings: Six (6') feet between accessory buildings and between an accessory and main building; and the minimum distance between main buildings shall be the average height of the two main buildings;

(e) Accessory buildings not exceeding one-story in height may be located in any required rear or interior side yard provided they are on the rear one-half (½) of the lot or at least sixty (60') feet from the front property line;

(f) The requirements for side (b) and rear (c) yards described above shall not apply to projects having an approved Development Review and/or Tentative Subdivision Map application prior to the first reading of the ordinance codified in this section. Such projects shall provide a side yard area of seven (7') feet on one side and three (3') feet on the other side, with a rear yard setback of ten (10') feet. (Prior code § 10-2.804)

10.08.1320 Height (MDC).

The maximum height in the MDC Zone shall be two and one-half (2½) stories or thirty-five (35') feet, whichever is less. Second story elevations facing the street shall have windows or other significant architectural features. (Prior code § 10-2.805)

10.08.1330 Lot coverage (MDC).

The maximum coverage of all buildings in the MDC Zone shall not exceed forty-five (45%) percent of the net lot area.

No garage shall exceed one-half (½) of the lot width unless the driveway enters from an alley.

Those projects having approved development review and/or tentative subdivision map applications prior to the first reading of the ordinance codified in this section shall be exempt from the above standards. Said projects shall not require single-family residential to be subject to Development Review. (Prior code § 10-2.806)

10.08.1340 Off-street parking (MDC).

Off-street parking in the MDC Zone shall be provided as required by Article 26 of this chapter. (Prior code § 10-2.807)

10.08.1350 Development review (MDC).

Development approval of all uses, buildings, and site development in the MDC Zone requiring a building permit shall be required as provided in Article 30 of this chapter.

Those projects having approved development review and/or tentative subdivision map applications prior to the first reading of the ordinance codified in this section shall be exempt from the above standards. Said projects shall comply with the standards of the provisions in effect before the effective date of the ordinance codified in this section. (Prior code § 10-2.808)

10.08.1360 Abutting RE (MDC).

Design of new lots abutting an RE Zone shall be such that each RE lot has two or less neighboring lots for every 100 feet of frontage of the RE lot and no street shall abut the RE Zone lots. Such lots shall be separated by a fence with a two (2') foot high masonry base, with a five (5') foot high wood top, for a total height of seven (7') feet along the RE Zone. Said durable fence shall also be on any borders of a school and or park with an RE Zone.

Those projects having approved development review and/or tentative subdivision map applications prior to the first reading of the ordinance codified in this section shall be exempt from the above standards. Said projects shall comply with the standards of the provisions in effect before the effective date of the ordinance codified in this section. (Prior code § 10-2.809)

10.08.1370 On-street parking (MDC).

At least one and one-half (1½) on-street parking space shall be provided per dwelling unit. Said parking spaces shall be located on the same street as that which the dwelling unit it is intended to provide parking for is located.

Those projects having approved development review and/or tentative subdivision map applications prior to the first reading of the ordinance codified in this section shall be exempt from the above standards. Said project shall comply with the standards of the provisions in effect before the effective date of the ordinance codified in this section. (Prior code § 10-2.810)

CITY OF TRACY DRAFT NEGATIVE DECLARATION

Project Name:

Bessie Avenue/Carlton Way Rezone and General Plan Amendment

Project Location:

The Subject Property consists of ten lots (plus adjacent public right-of-way) on the south side of Carlton Way and east and west sides of Bessie Avenue in the City of Tracy, San Joaquin County (Attachment A). The lots range in size from 5,500 square feet to 14,025 square feet. The entire subject property is approximately 2.3 acres. The lots' Assessor's Parcel Numbers are 233-072-04 through 12 and 233-075-01.

All the lots are developed and improved with single-family homes. Eight of the lots have one single-family home each, and two of the lots each have two single-family homes.

Project Description:

The proposal is to rezone the Subject Property from Medical Office (MO) to Medium Density Cluster (MDC), Attachments B and C, and amend the General Plan Map for that property from Office to Residential Medium.

In response to changing local land use patterns and demands for medical offices, one property owner submitted an application to rezone their property located at the southwest corner of Bessie Avenue and Carlton Way from MO to MDC and amend the General Plan Map from Office to Residential Medium. City staff is recommending the application be modified to include nine additional lots adjacent to or across Bessie Avenue from the owner's lot.

No improvements, changes of use, or new uses are proposed for the Subject Property with this application. The result of the rezoning and General Plan amendment will be that the residential uses are no longer nonconforming uses.

Project Proponent:

Yuju Hsiung
1305 Donohue Drive
San Jose, CA 95131

Lead Agency Contact:

Alan Bell, Senior Planner, City of Tracy
(209) 831-6426, alan.bell@ci.tracy.ca.us

Finding:

Based on the facts identified in the Initial Study, there is no substantial evidence that the project or any of its aspects, either individually or cumulatively, may cause a significant effect on the environment.

Attachments:

Attachment A: Location Map
Attachment B: Current Zoning
Attachment C: Proposed Zoning
Attachment D: Initial Study

**CITY OF TRACY
CEQA INITIAL STUDY
BESSIE AVENUE/CARLTON WAY MEDICAL OFFICE REZONE**

1. **Project Title:**
Bessie Avenue/Carlton Way Rezone and General Plan Amendment
2. **Lead Agency Name and Address:**
City of Tracy
Development and Engineering Services Department
333 Civic Center Plaza, Tracy, CA 95376
3. **Contact Person:**
Alan Bell, Senior Planner, (209) 831-6426, alan.bell@ci.tracy.ca.us
4. **Project Sponsor's Name and Address:**
Yuju Hsiung
1305 Donohue Drive
San Jose, CA 95131
5. **Project Location and Site Description:**
The Subject Property consists of ten lots (plus adjacent public right-of-way) on the south side of Carlton Way and east and west sides of Bessie Avenue in the City of Tracy, San Joaquin County (Attachment A). The lots range in size from 5,500 square feet to 14,025 square feet. The entire subject property is approximately 2.3 acres. The lots' Assessor's Parcel Numbers are 233-072-04 through 12 and 233-075-01.

All the lots are developed and improved with single-family homes. Eight of the lots have one single-family home each, and two of the lots each have two single-family homes. All of the lots are connected to City of Tracy water, sewer, and other services.
6. **Description of Project:**
The proposal is to rezone the Subject Property from Medical Office (MO) to Medium Density Cluster (MDC), Attachments B and C, and amend the General Plan Map for that property from Office to Residential Medium.

All of the lots were developed with single-family homes under residential zoning over 25 years ago. In 1988, the City of Tracy amended the MO Zone to reserve an area around the hospital for medical uses that could be mutually beneficial with the hospital. The Sutter Tracy Community Hospital is located one block south of the Subject Property. In the years after the hospital was constructed, over 25 houses in the MO Zone area (outside of the Subject Property) were replaced by or converted to medical-related uses and parking for medical uses. However, in recent years, the rate of conversion has nearly stopped and a number of factors suggest limited to no additional demand for medical offices at the Subject Property in the foreseeable future.

In response to this changing demand for medical offices, one property owner submitted an application to rezone their property located at the southwest corner of Bessie Avenue and Carlton Way from MO to MDC and amend the General Plan Map from Office to Residential Medium. City staff is recommending the application be modified to include nine additional lots adjacent to or across Bessie Avenue from the owner's lot.

No improvements, changes of use, or new uses are proposed for the Subject Property with this application. The result of the rezoning and General Plan amendment will be that the residential uses are no longer nonconforming uses.

7. **General Plan Designation and Zoning Classification:**

The Subject Property is designated Office by the City of Tracy General Plan and is zoned Medical Office.

8. **Other public agencies whose approval is required e.g., permits, financing, approval, or participation agreement:** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/ Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/ Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/ Hazardous Materials | <input type="checkbox"/> Hydrology/ Water Quality |
| <input type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

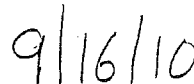
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Alan Bell, Senior Planner



Date

Environmental Checklist

Following each major category in the Initial Study are four determinations by which to judge the project's impacts. These determination types and their meanings are shown below:

"No Impact" means that it is anticipated that the project will not affect the physical environment on and around the project site. It, therefore, does not warrant mitigation measures.

"Less than Significant Impact" means the project is anticipated to affect the physical environment on and around the project site, however, to a less than significant degree, and therefore not warranting mitigation measures.

"Less than Significant with Mitigation Incorporated" applies to impacts where the incorporation of mitigation measures into a project has reduced an effect from "Potentially Significant" to "Less Than Significant". In such cases, and with such projects, mitigation measures will be provided including a brief explanation of how they reduce the effect to a less than significant level.

"Potentially Significant Impact" means there is substantial evidence that an effect is significant, and no mitigation is possible. In cases where a Statement of Overriding Considerations has been adopted for certain regional impacts within the Tracy General Plan EIR, a first tier EIR, a discussion will be provided regarding its purpose and applicability. The identification of one or more "Potentially Significant Impact" entries, for which a Statement of Overriding Considerations has not been adopted, will necessitate the preparation of an EIR.

Initial Study
 Checklist and Analysis

I. AESTHETICS

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?				X
b.	Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X

DISCUSSION:

No new improvements or changes to existing land uses are proposed with this project. Re-designating the site from Office to Residential Medium and changing the zoning from Medical Office to Medium Density Cluster will cause the existing residential uses to no longer be considered nonconforming uses.

Therefore, the project will not substantially damage or degrade, or adversely affect scenic vistas, scenic resources, or existing visual character or quality of the site. No new sources of light or glare will be created as a result of this project.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farm land. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				X
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X

DISCUSSION

The subject property consists of ten parcels within an urban area, each of which contains one or more single-family homes. The parcels range in size from 5,500 square feet to approximately 14,000 square feet, sizes typically not viable for agricultural or forestry production. No agriculture or forestry production occurs on or around the subject property.

No farmland, zoning for agricultural, forestry, or timber uses, or Williamson Act contract land is on or near the subject property. No conversion of farmland or forest land will result from this project.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?				X
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?				X
d.	Expose sensitive receptors to substantial pollutant concentrations?				X
e.	Create objectionable odors affecting a substantial number of people?				X

DISCUSSION

No new construction or changes of land use are proposed as part of this land use designation change from medical offices to residential. The existing residential uses are anticipated to remain. Conversion to or construction of medical offices will no longer be permitted.

Therefore, no air quality impacts are anticipated regarding construction activity or with the maintenance of the existing single-family homes.

IV. BIOLOGICAL RESOURCES

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

c.	Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?				X
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

DISCUSSION

The subject property and its vicinity have been in urban development for many decades. The entire site and its vicinity have been significantly disturbed from the natural state with streets, houses and out buildings, sidewalks driveways and other paving, subsurface and overhead utilities, and ornamental landscaping. No candidate, sensitive, or special species have been reported in the project area. No new construction is proposed or anticipated with this project.

Therefore, the project is anticipated to have no impact on any sensitive natural community, riparian habitat, wetlands, wildlife corridors, or any Habitat Conservation Plan.

V. CULTURAL RESOURCES

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5?				X
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?				X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				X
d.	Disturb any human remains, including those interred outside of formal cemeteries?				X

DISCUSSION

No earth excavation, ground disturbance, grading, construction or other improvements are proposed as part of this project. Therefore, no substantial adverse change in the significance of a historical resource, archaeological resource, or paleontological resource is anticipated and no human remains will be disturbed.

VI. GEOLOGY AND SOILS

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
i.	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii.	Strong seismic ground shaking?				X
iii.	Seismic-related ground failure, including liquefaction?				X
iv.	Landslides?				X
b.	Result in substantial soil erosion or the loss of topsoil?				X
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?				X
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

DISCUSSION

There are no active faults within the project site or vicinity and the site is not located in an Alquist-Priolo Special Studies Zone. The site is relatively flat and contains single-family homes within an existing residential neighborhood. No new construction activities, and no greater numbers or higher concentrations of people are anticipated as a result of this project.

VII. GREENHOUSE GAS EMISSIONS

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

DISCUSSION

No new construction or changes of land use are proposed as part of this project and, therefore, no increases in greenhouse gas emissions or conflicts with greenhouse gas-reducing plans are anticipated.

VIII. HAZARDS AND HAZARDOUS MATERIALS

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e.	For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

DISCUSSION

The subject property is a portion of a long-time established, single-family home neighborhood. The proposed General Plan Amendment and Rezoning from Office and Medical Office, respectively, to residential General Plan and zoning classifications would render the existing homes no longer nonconforming. No new houses, evacuation routes, or other improvements or changes in land use are proposed for the project. The single-family homes are not anticipated to routinely transport, use, release, or emit any hazardous materials. The subject property is not within two miles of any airport, private airstrip, or wildland areas.

IX. HYDROLOGY AND WATER QUALITY

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements?				X
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site?				X
e.	Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f.	Otherwise substantially degrade water quality?				X
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?				X
j.	Inundation by seiche, tsunami or mudflow?				X

DISCUSSION

The subject property contains only single-family residences and is not proposed to change as a result of this project. The City of Tracy maintains the water supply, wastewater treatment, and storm drainage collection system for the entire City, including the subject property.

The residences would discharge domestic strength wastewater effluent into the City of Tracy's existing treatment system. The existing houses would continue to use existing water supplies and not increase the demand on any groundwater supply. No grading, drainage, or runoff alterations are proposed with this project. The subject property is over one and one-half miles away from any 100-year flood hazard area and farther, still, from any coastal, volcanic, mountainous, or other potential-risk locations.

X. LAND USE AND PLANNING

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Physically divide an established community				X
b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

DISCUSSION

The subject property is located within and is part of an existing residential community. No physical divide or any other changes to the established community are proposed as a result of the project. The proposal will not conflict with the General Plan, habitat conservation plan, or any other plan's environmental protection policies.

XI. MINERAL RESOURCES

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

DISCUSSION

The site has been occupied by an urban, residential neighborhood for many years. No changes to the residential neighborhood are proposed with this project. No access to mineral resources is currently available and that inaccessibility will not change as a result of this project.

XII. NOISE

	Would the project result in:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?				X
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e.	For a project located within an airport land use plan area, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION

The subject property is a portion of an existing, single-family home, residential neighborhood. The property is built-out with single-family homes. The project will change the General Plan designation and zoning of the site from Office and Medical Office, respectively, to residential classifications. The result will be that the existing single-family homes are no longer nonconforming uses with the zoning. Instead, the existing single-family homes will be conforming land uses with the proposed zoning.

No new improvements are proposed as part of this project. The site is not within two miles of any public or private airport or airstrip. No noise violations are documented at or in the vicinity of the subject property. Noises at the subject property are associated with routine, local traffic and other normal, neighborhood noises. No new noises are anticipated with the project. Therefore, no noise impacts are anticipated with this project.

XIII. POPULATION AND HOUSING.

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				X
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION

No residential (or other) demolition, replacement, or construction is proposed as part of this project. The rezoning and change in land use designation could allow up to approximately seven additional residential units to be constructed, based on the maximum density allowed in the Medium Density Cluster Zone. However, the proposed zoning would not allow substantial population growth in the area. The existing, legally constructed residences are anticipated to remain and no displacement or construction of housing or other impacts on population growth is anticipated.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Fire protection?				X
b.	Police protection?				X
c.	Schools?				X
d.	Parks?				X
e.	Other public facilities?				X

DISCUSSION

No new construction is anticipated with this project or changes to land uses or demands on police, fire, schools, parks, or other public facilities. Therefore, no impact is anticipated to public services.

XV. RECREATION

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b.	Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

DISCUSSION

This project is anticipated to have no impacts or affect the demands on parks or recreation facilities because no new parks, residential or other construction or improvements are anticipated to result from this project.

XVI. TRANSPORTATION/TRAFFIC

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b.	Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e.	Result in inadequate emergency access?				X
f.	Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

DISCUSSION

No changes to any proposed or existing circulation systems or improvements or to demands on air traffic, roadways, pedestrian and bicycle paths, or mass transit are proposed or anticipated with this project.

XVII. UTILITIES AND SERVICE SYSTEMS

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?				X
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g.	Comply with federal, state and local statutes and regulations related to solid waste?				X

DISCUSSION

No new construction or changes of use are proposed with the project. The existing single-family homes on the site are anticipated to remain and their storm water, wastewater, water supplies, and solid waste demands are not anticipated to change as a result of this project.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Will the proposal have the potential to:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?				X
b.	Does the project have impacts, which are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effects of probably future projects.				X
c.	Does the project have environmental effect that will cause substantial adverse effects on human beings, either directly or indirectly?				X

DISCUSSION

- a. The subject property is built out with single family homes as part of an existing residential neighborhood. The site is in an urban setting and contains no native communities containing habitat for fish, wildlife, plant, or animal species. No new improvements are anticipated with this project, and therefore, it will not add incrementally to another project's environmental impacts and it will not cause adverse effects on human beings.

RESOLUTION _____

ADOPTING A NEGATIVE DECLARATION FOR A GENERAL PLAN MAP AMENDMENT
FROM OFFICE TO RESIDENTIAL MEDIUM AND REZONING
FROM MEDICAL OFFICE TO MEDIUM DENSITY CLUSTER
FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CARLTON WAY AND THE EAST
AND WEST SIDES OF BESSIE AVENUE (ASSESSOR'S PARCEL NUMBERS 233-072-04
THROUGH 12 AND 233-075-01)
THE APPLICANT IS YUJU HSIUNG
APPLICATION NUMBERS GPA10-0001 AND R10-0002

WHEREAS, An Initial Study was conducted showing that there is no substantial evidence that the project may have a significant effect on the environment, and

WHEREAS, CEQA Guidelines Section 15070 states that a Negative Declaration shall be prepared for a project when the Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment, and

WHEREAS, On September 16, 2010, the City of Tracy published a Notice of Intent to Adopt a Negative Declaration for the project in accordance with CEQA Guidelines, and

WHEREAS, The City of Tracy Planning Commission conducted a public hearing on October 13, 2010, and recommended that the City Council adopt the Negative Declaration, and

WHEREAS, The City Council conducted a public hearing to review the Negative Declaration on November 3, 2010;

NOW, THEREFORE, BE IT RESOLVED, That the City of Tracy City Council adopts the Negative Declaration for the Bessie Avenue/Carlton Way Rezone and General Plan Amendment, Application Numbers R10-0002 and GPA 10-0001.

The foregoing Resolution _____ was passed and adopted by the City of Tracy City Council on the 3rd day of November, 2010 by the following vote:

AYES: COUNCIL MEMBERS
NOES: COUNCIL MEMBERS
ABSENT: COUNCIL MEMBERS
ABSTAIN: COUNCIL MEMBERS

Mayor

ATTEST:

City Clerk

RESOLUTION _____

APPROVING A GENERAL PLAN MAP AMENDMENT FROM OFFICE TO RESIDENTIAL MEDIUM FOR PROPERTY LOCATED ON THE SOUTH SIDE OF CARLTON WAY AND THE EAST AND WEST SIDES OF BESSIE AVENUE (ASSESSOR'S PARCEL NUMBERS 233-072-04 THROUGH 12 AND 233-075-01), EXHIBIT 1, THE APPLICANT IS YUJU HSIUNG APPLICATION NUMBER GPA10-0001

WHEREAS, An Office area was established over 25 years ago the General Plan was amended to reserve an area around the Sutter Tracy Hospital for medical uses that could be mutually beneficial with the Hospital, and

WHEREAS, Changes in medical facility land use demands, including an anticipated relocation of the Hospital, have decreased the anticipated demand for medical offices at the Subject Property, and

WHEREAS, The Subject Property consists of ten lots developed with single-family homes, and

WHEREAS, Amending the General Plan as requested will render the residential uses no longer nonconforming, and

WHEREAS, The Planning Commission conducted a public hearing to review the project on October 13, 2010, and recommended that the City Council approve the project, and

WHEREAS, The City Council conducted a public hearing to review the project on November 3, 2010, and

WHEREAS, The project is required by the public necessity, convenience and general welfare;

NOW, THEREFORE, BE IT RESOLVED, That the Tracy City Council approves the Bessie Avenue/Carlton Way General Plan Amendment, Application Number GPA 10-0001.

The foregoing Resolution 2010-____ was passed and adopted by the City of Tracy City Council on the 3rd day of November, 2010 by the following vote:

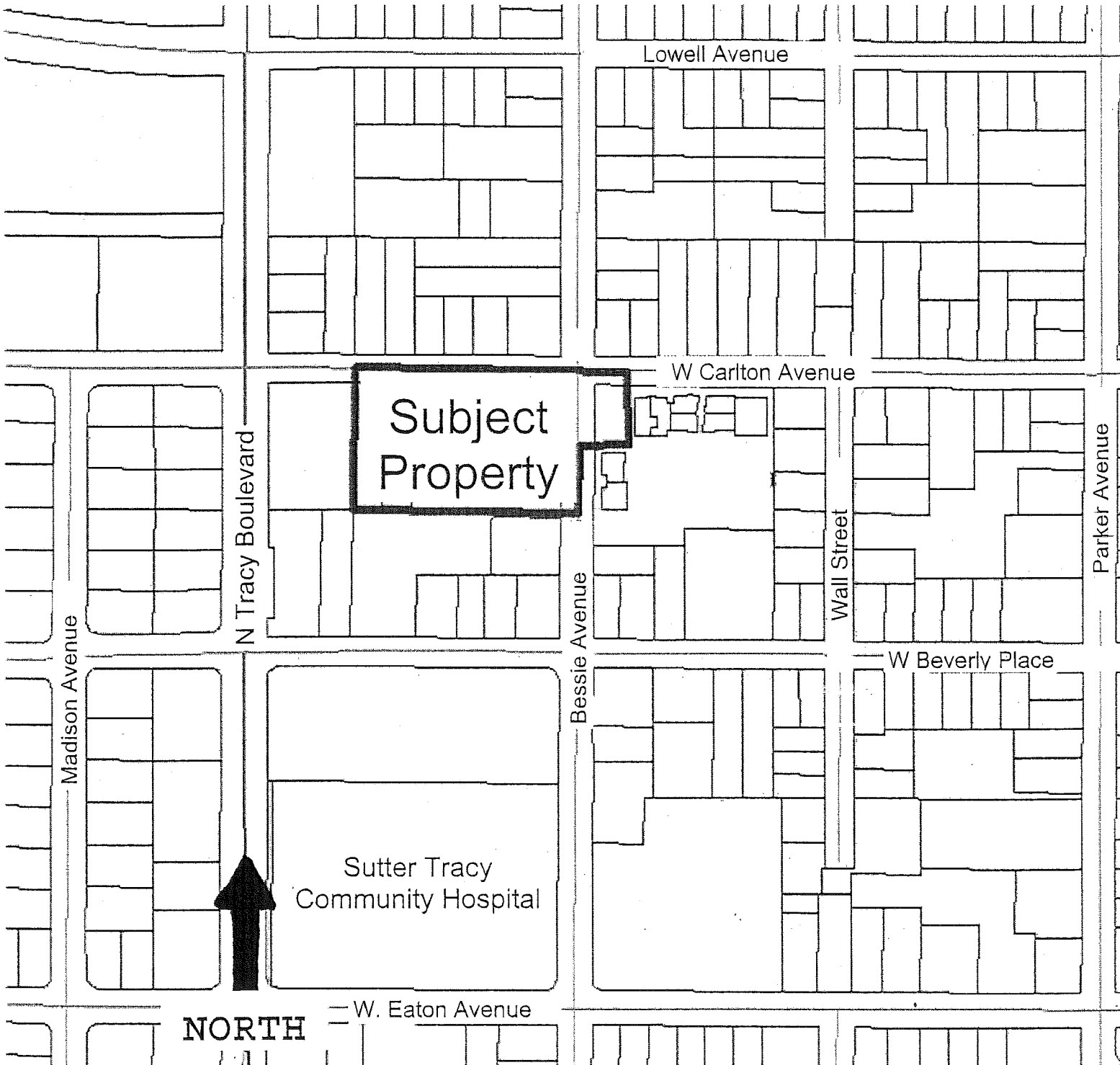
AYES: COUNCIL MEMBERS
NOES: COUNCIL MEMBERS
ABSENT: COUNCIL MEMBERS
ABSTAIN: COUNCIL MEMBERS

Mayor

ATTEST:

City Clerk

Bessie Avenue / Carlton Way Rezone and General Plan Amendment



ORDINANCE _____

AMENDING THE ZONING MAP OF THE CITY OF TRACY
BY RECLASSIFYING PROPERTY LOCATED ON THE SOUTH SIDE OF
CARLTON WAY AND EAST AND WEST SIDES OF BESSIE AVENUE
APPLICATION NUMBER R10-0002

The City Council of the City of Tracy does ordain as follows:

SECTION 1: The Zoning Map of the City of Tracy is hereby amended to reclassify the following property from the Medical Office Zone to the Medium Density Cluster Zone:

Ten lots located on the south side of Carlton Way and the east and west sides of Bessie Avenue (Assessor's Parcel Numbers 233-072-04 through 12 and 233-075-01) and adjacent public rights-of-way to center line of street.

SECTION 2: This Ordinance shall take effect thirty (30) days after its final passage and adoption.

SECTION 4. This Ordinance shall be published once in a newspaper of general circulation within fifteen (15) days from and after its final passage and adoption.

* * * * *

The forgoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council held on the 3rd day of November, 2010, and finally passed and adopted by said Council at its regular meeting on the ____ day of _____, 2010, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMEBRS:

Mayor

ATTEST:

City Clerk

AGENDA ITEM 4

REQUEST

RECEIVE REPORT AND APPROVE A DESIGN CONCEPT FOR THE ELEVENTH STREET – EAST TRACY OVERHEAD, BRIDGE #29C-0126, CIP 73063, FEDERAL PROJECT NO. BHLS-5192(020)

EXECUTIVE SUMMARY

Approval of a design concept will facilitate design and construction for replacement of the Eleventh Street Overhead Bridge.

DISCUSSION

After receipt of approval from the California Department of Transportation (Caltrans) for replacement of the existing Eleventh Street-East Tracy Overhead Bridge #29C-0126, City Council approved a Professional Services Agreement with Drake Haglan and Associates (DHA) of Sacramento, California, on October 20, 2009, to provide engineering services to complete preliminary engineering, environmental study, and final design documentation, including construction documents for the bridge.

DHA has been working to develop various design alternatives for the replacement bridge. This included extensive coordination with staff, Caltrans, business owners on the east side of the bridge, public and other stake holders. A total of six alternatives were studied and presented to the stakeholders. Based on the results of this coordination effort and meetings with Caltrans, Alternative 3 was the most preferred and cost effective alternative. The total cost of construction of the bridge is estimated at \$36 million. Initially Caltrans had approved grant funding of \$28 million for construction of this bridge. Caltrans has conceptually approved the new cost of the bridge and staff is pursuing formal approval of the increased grant funding to cover the increased cost of construction.

The preferred alternative involves replacing the existing bridge with a new structure on the same alignment. This new structure will also accommodate and facilitate extension of the new MacArthur Drive in the future by intersecting with the proposed Eleventh Street bridge structure.

The preferred alternative provides various opportunities for architectural designs on the side abutments of the bridge. DHA has completed various renderings of the bridge abutments for City Council's review (Attachment A). DHA will provide a brief presentation at the City Council meeting depicting project history, various alternate proposals, cost estimates, and the project schedule.

STRATEGIC PLAN

This agenda item is a routine operation item and does not relate to the council's seven strategic plans.

FISCAL IMPACT

There will be no impact to the General Fund. A total of \$3,154,600 is available in CIP 73063 for preliminary engineering design and environmental documentation for this project. This funding is from a combination of State Proposition 1B and State and Federal Bridge retrofit and replacement of bridges.

RECOMMENDATION

That Council receives this report and presentation and approves design Alternative 3 for replacement of Eleventh Street East Tracy Overhead Bridge #29C-0126, CIP 73063, Federal Project No. BHLS-5192(020).

Prepared by: Zabih Zaca, Senior Civil Engineer

Reviewed by: Kuldeep Sharma, City Engineer

Approved by: Andrew Malik, Development and Engineering Services Director
Leon Churchill, Jr., City Manager

Attachment A



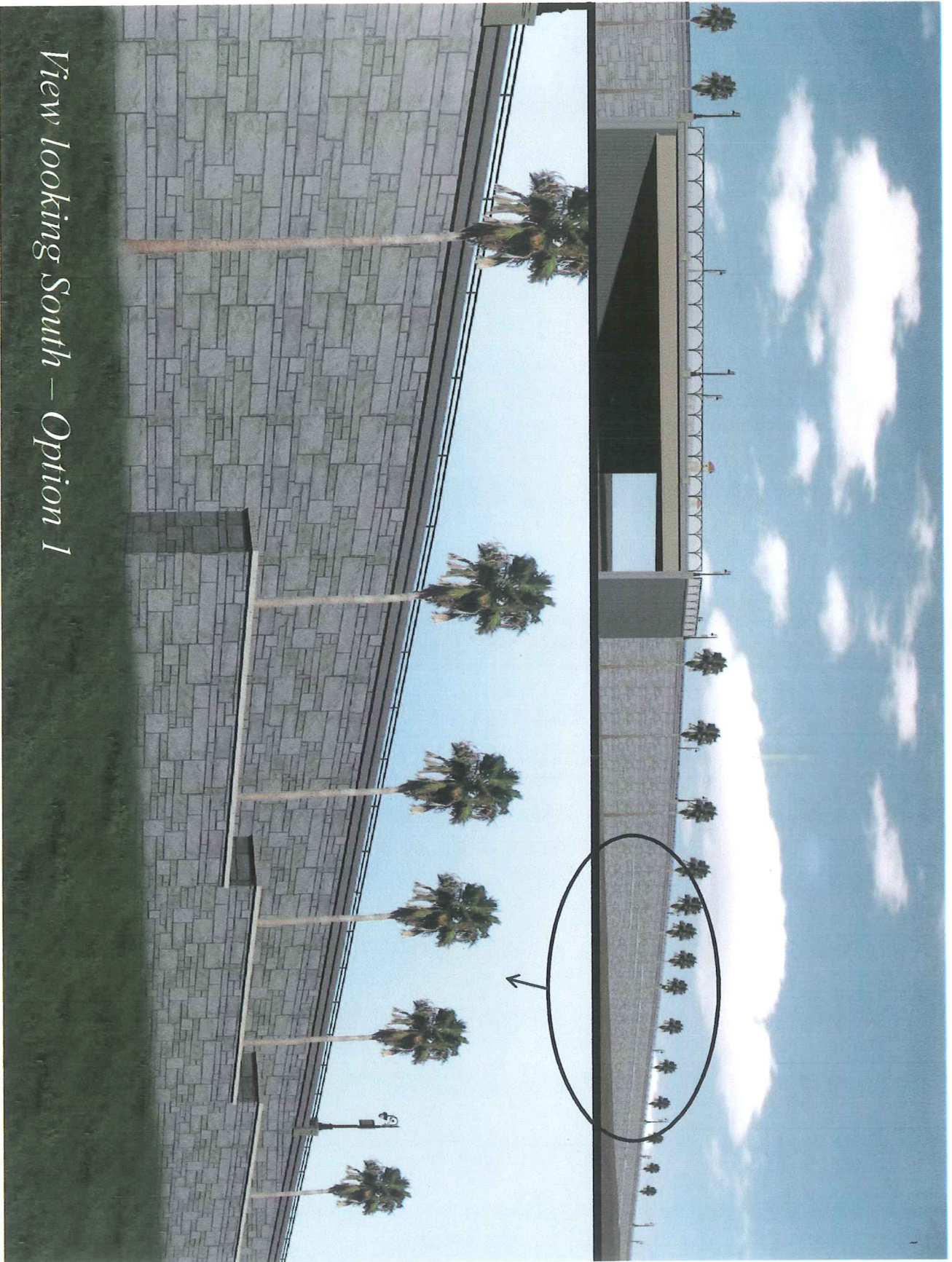
Detail View looking North



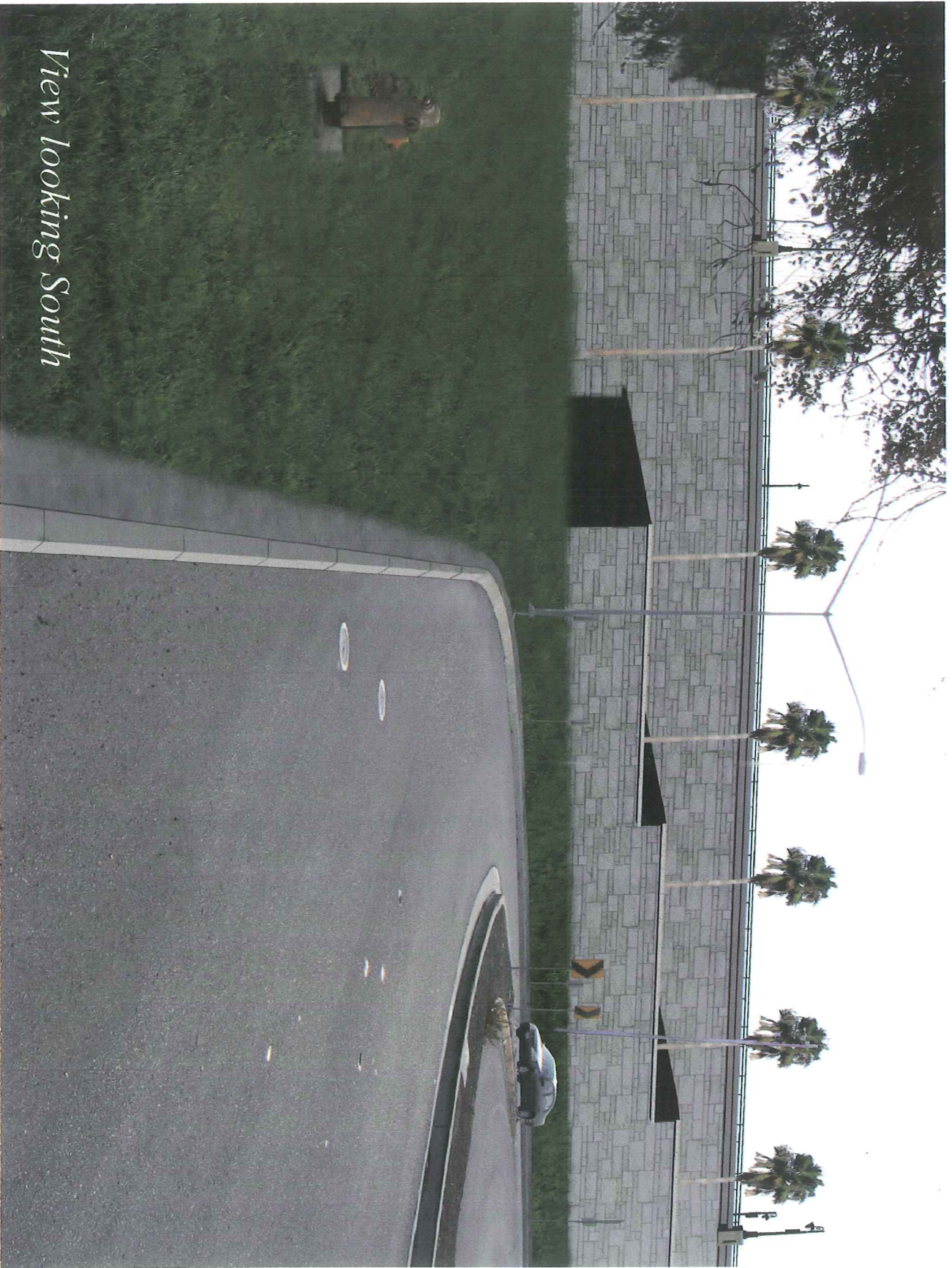
11th Street – East Tracy Overhead Bridge Project
City of Tracy – Development & Engineering Services Department

DRAKE HAGLAN AND ASSOCIATES

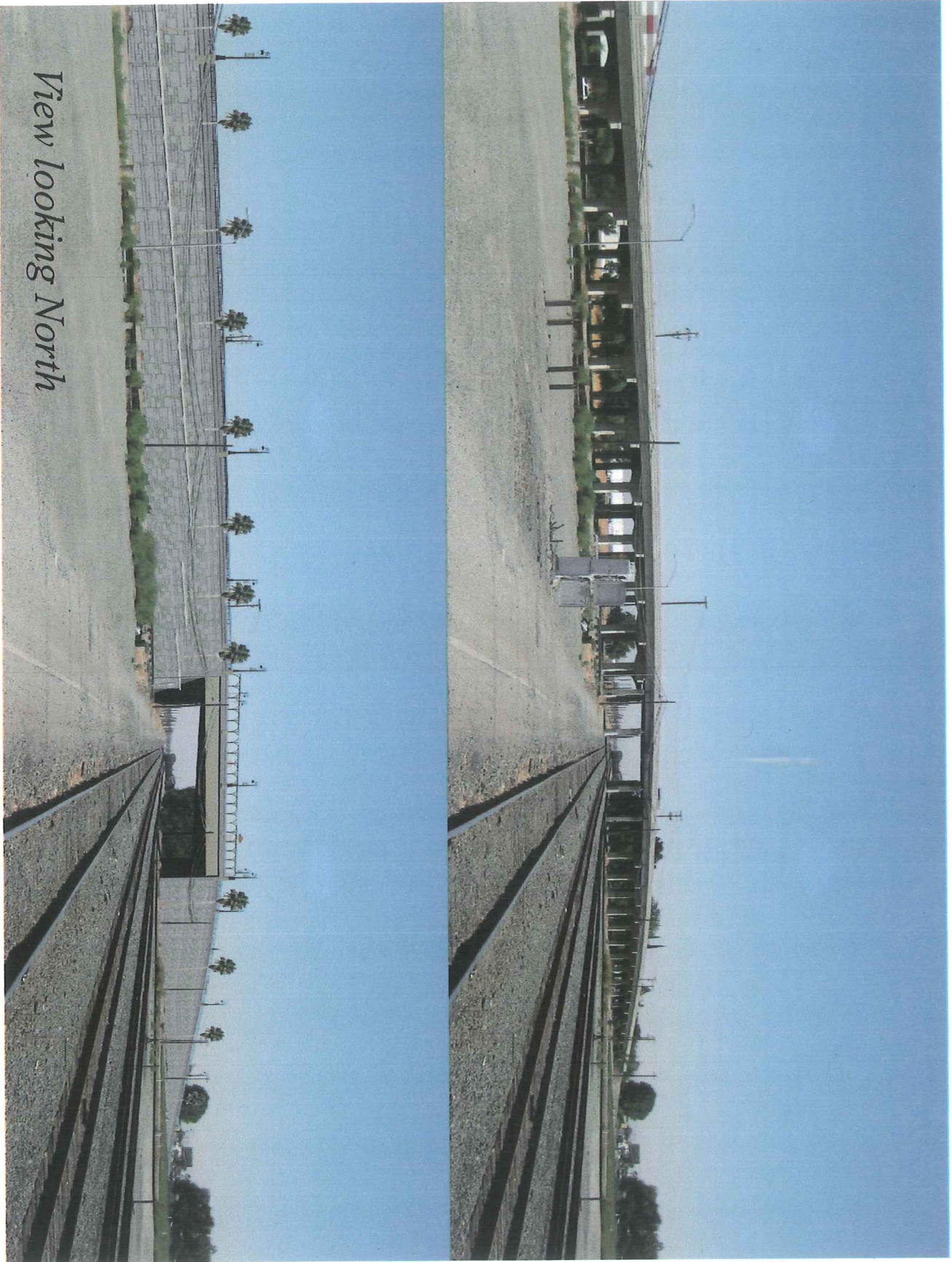




View looking South – Option 1



View looking South



View looking North



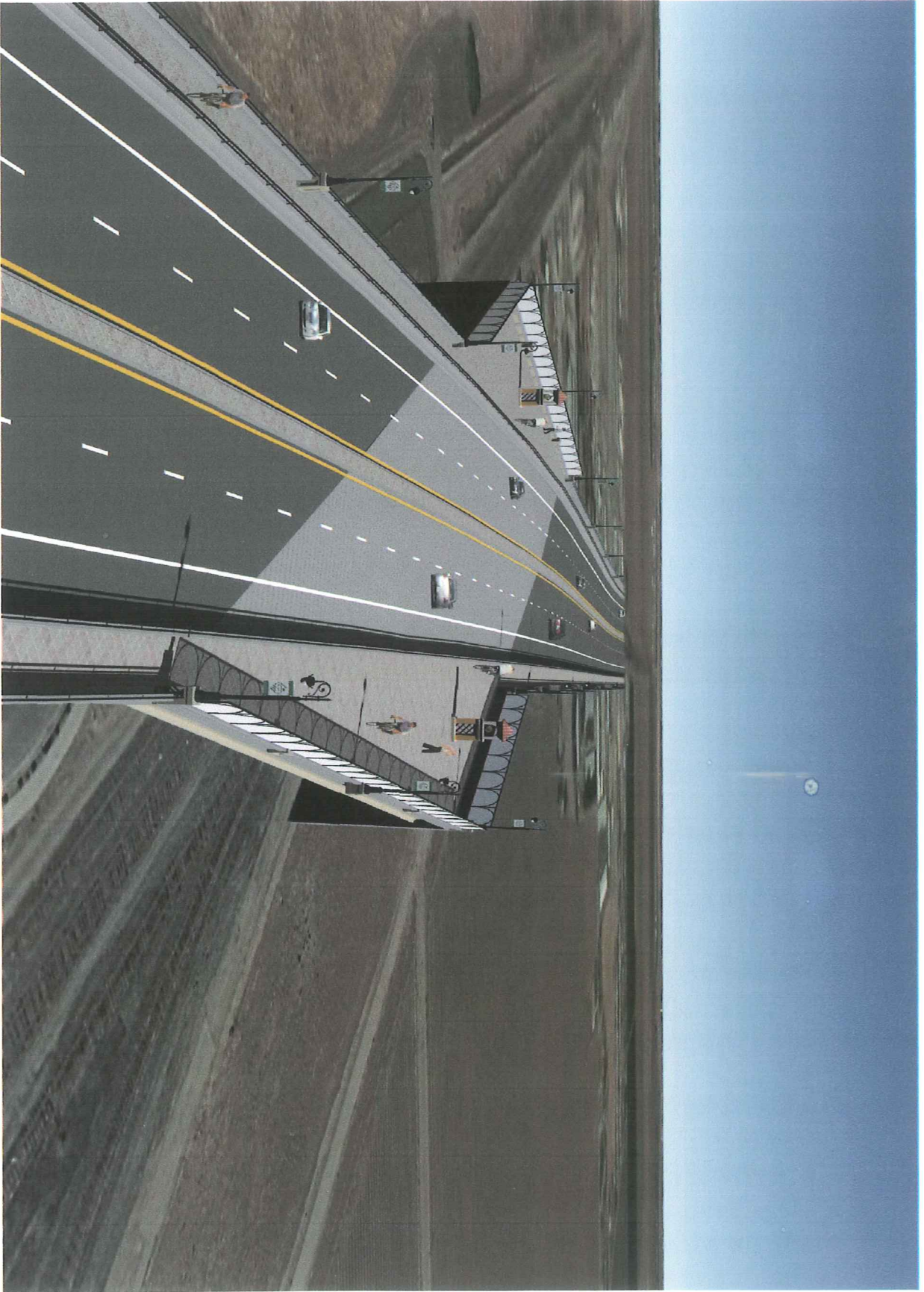
View from Sidewalk
Interior and Exterior Railing Options



11th Street – East Tracy Overhead Bridge Project
City of Tracy – Development & Engineering Services Department

DRAKE HAGLAN AND ASSOCIATES





RESOLUTION _____

APPROVING A DESIGN CONCEPT FOR THE ELEVENTH STREET – EAST TRACY
OVERHEAD, BRIDGE #29C-0126, CIP 73063,
FEDERAL PROJECT NO. BHLS-5192(020)

WHEREAS, City Council approved a Professional Services Agreement with Drake Haglan and Associates (DHA) of Sacramento, California, on October 20, 2009, to provide engineering services to complete preliminary engineering, environmental study, and final design documentation, including construction documents for the bridge, and

WHEREAS, DHA has been working to develop various design alternatives for the replacement bridge, and

WHEREAS, A total of six alternatives were studied and presented to stakeholders, and

WHEREAS, Alternative 3 was the most preferred and cost effective alternative, and

WHEREAS, There will be no impact to the General Fund. A total of \$3,154,600 is available in CIP 73063 for preliminary engineering design and environmental documentation for this project.

NOW, THEREFORE, BE IT RESOLVED, That the Tracy City Council approves design Alternative 3 for replacement of Eleventh Street East Tracy Overhead Bridge #29C-0126, CIP 73063, Federal Project No. BHLS-5192(020).

The foregoing Resolution 2010-____ was passed and adopted by the City of Tracy City Council on the 3rd day of November, 2010 by the following vote:

AYES: COUNCIL MEMBERS
NOES: COUNCIL MEMBERS
ABSENT: COUNCIL MEMBERS
ABSTAIN: COUNCIL MEMBERS

Mayor

ATTEST:

City Clerk

AGENDA ITEM 5

REQUEST

APPROVE COMMUNITY NEEDS PRIORITIES AND EVALUATION CRITERIA FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATIONS AND ACCEPT THE RECOMMENDATION FROM THE PARKS AND COMMUNITY SERVICES COMMISSION TO FORM A SUB-COMMITTEE TO ASSIST WITH THE EVALUATION OF CDBG APPLICATIONS

EXECUTIVE SUMMARY

Consider and approve the identified local priority needs and evaluation criteria for Community Development Block Grant (CDBG) applications and the formation of a sub-committee of the Parks and Community Services Commission to help with the evaluation of CDBG applications.

DISCUSSION

Community Development Block Grant (CDBG) funds are allocated to cities and counties by the United States Department of Housing and Urban Development (HUD) for use in projects, programs and services that demonstrate a minimum of 51% benefit to low and moderate income individuals and families.

Only fifteen percent of the annual allocation that the City receives from HUD can be used for Public Services. The Public Services category covers programs non-profit agencies provide in Tracy. Historically, the City has received the majority of CDBG applications under the Public Services category. After reviewing the applications to ensure compliance with CDBG eligibility criteria, staff has recommended that the fifteen percent be equally distributed among those qualified agencies. Currently the Public Facilities category is not as competitive as the Public Services category. If, in the future, Public Facilities requests become more competitive (i.e. amount requested exceeds amount available); the same criteria is recommended to be used to evaluate those applications.

Council directed that the CDBG application process be revised so that those agencies that best address the local needs of the Tracy community receive priority for funding. An internal committee of City staff was formed to determine Tracy's needs based on staff's experience working in the community and with various programs that serve community needs. Staff from the Police Department, Code Enforcement division, City Manager's Office, Economic Development and Parks and Community Services Department met to discuss and define Tracy's most urgent need for services.

Following several meetings and discussions, and based on an independent survey and reports from various agencies, the internal committee agreed that four areas have the greatest need for services within the community at this time. Those areas are: (1) job creation, (2) emergency food and shelter, (3) domestic violence services, and (4) senior/adult services.

The City recently solicited a firm to conduct an independent survey to determine the community's top priorities. "Improve the Local Economy" took the top spot. Job creation is an eligible use of CDBG funds; as such, based on the response to the community survey and the current economic conditions, staff is recommending that job creation be the highest weighted criteria for determining the allocation of CDBG dollars.

Tracy Interfaith Ministries saw an increase of 29% in the number of meals served to families in Tracy from 2008 to 2009 and during the first part of 2010; the number of meals served has increased by over 9%. The McHenry House has seen a 25% increase in families in need of shelter over the past year -- every day it receives an average of sixty-seven calls from families that it cannot accommodate. Both these agencies have seen an increased demand in services and expect that trend to continue. Staff is recommending that emergency food and shelter be the second highest weighted criteria for determining the allocation of CDBG dollars.

The Police Department has seen an increase of 9% in the number of domestic violence calls during the past year for a total of 278 calls. The local agency that serves victims of domestic violence saw 1,300 Tracy residents last year. Over the last two years, the number of calls from Tracy residents has increased 23% and the number of women seeking counseling in Tracy has increased 30%. Support group attendance has increased more than 200% in Tracy during the last year. Staff is recommending that domestic violence services be the third highest weighted criteria for determining the allocation of CDBG dollars.

Parks and Community Services Department staff noted that, because of budget cuts, both City and County programs have been impacted. The participants in social service programs offered at the Senior Center nearly doubled from 2008 to 2009. A slight decline occurred during the 2009/2010 fiscal year but an increase in the number of social service participants occurred this past summer. The Senior Center anticipates even higher numbers in the future. Staff is recommending that senior/ adult services be the fourth highest weighted criteria for determining the allocation of CDBG dollars.

To encourage meaningful citizen involvement, public examination and appraisal of the CDBG evaluation process, as well as enhance program accountability, the Parks and Community Services Commission has agreed to form a three member sub-committee (the "CDBG Sub-Committee") to work with staff to assist in the development of evaluation criteria, annually determine priority areas of need and, evaluate CDBG applications and make funding recommendations. The CDBG Sub-Committee will meet each spring and will, by June 30, revisit and discuss community needs so that the process of evaluating CDBG applications based on community needs can remain flexible and responsive to current needs that may change from time to time. The CDBG Sub-Committee's recommendation will be brought to the City Council for approval each year. The Parks and Community Services Commission met on Thursday, October 7th at its regularly scheduled meeting to consider its role in this process and voted to take on these additional responsibilities.

All applicants must qualify for CDBG funding based on application requirements that meet HUD national objectives. In addition, all applicants will be asked to address

questions that will explain the applicant agency's programs and how those programs specifically meet the four areas of need, show the applicant agency's ability and experience to effectively serve clients within those four areas, and demonstrate measurable outcomes of success.

A proposed ranking process is attached as Exhibit A. The results of the ranking will help staff and the CDBG Sub-Committee evaluate CDBG applications and assign value to determine funding allocation. Once Council has approved the four priority areas of need, the CDBG Sub-Committee will develop an application and ranking sheet to evaluate fiscal year 2011/2012 CDBG applications.

STRATEGIC PLAN

This agenda item relates to the Economic Development strategic plan to establish a relationship with the non-profit sector to leverage resources.

FISCAL IMPACT

There is no impact to the General Fund.

RECOMMENDATION

Staff recommends that the City Council approve the attached resolution to:

- approve the four identified priority needs of the Tracy community, in weighted order, as (1) job creation, (2) emergency food and shelter, (3) domestic violence services, and (4) senior/adult services when evaluating Community Development Block Grant (CDBG) applications; and
- accept the recommendation of the Parks and Community Services Commission to form a three member sub-committee to work with staff in the development of evaluation criteria, evaluation of CDBG applications, and provision of funding recommendations.

Prepared by: Sharon Marr, Community Development Analyst

Reviewed by: Ursula Luna-Reynosa, Economic Development Director

Approved by: R. Leon Churchill, Jr., City Manager

Attachments: Exhibit A

EXHIBIT A
TO ALL COMMUNITY DEVELOPMENT BLOCK GRANT APPLICANTS

Each applicant for Community Development Block Grant (CDBG) funding must meet the eligibility requirements set forth by the Department of Housing and Urban Development (HUD). Those requirements are posted in December when the CDBG applications are available.

On November 3, 2010, the Tracy City Council approved and adopted the following areas, in weighted order, as having priority need: (1) job creation, (2) emergency food and shelter, (3) domestic violence services, and (4) senior/adult services.

In addition, the City Council also approved adding the rating and funding recommendation of CDBG applications to the Parks and Community Services Commission as a means of obtaining citizen input into the evaluation of Community Development Block Grant applications.

All agencies that qualify are eligible to apply for CDBG funding; agencies with programs that most fully satisfy the priority needs will score higher during the evaluation process.

For City staff and the Parks and Community Services Commission to be able to evaluate and rank your application for CDBG funding, please provide responses to the following questions and submit along with your CDBG application.

The four program areas that will receive priority for CDBG funding during fiscal year 2011/2012:

- **Job creation**
- **Emergency food and shelter**
- **Domestic violence services**
- **Senior/adult services**

1. **Identify the clients that your agency serves in relation to one or more of the four priority areas.**
2. **Describe how your program meets one or more of the four priority areas. What is the purpose of your program?**
3. **Explain how the experience of your staff and volunteers is relevant to your agency's program.**
4. **Do you evaluate your program's effectiveness; what method do you use to evaluate the program?**
5. **What is the expected outcome of this program?**
6. **Have you measured the past effectiveness of this program? What future expectations do you have for this program?**
7. **How long has your program been in place?**

After City staff and the Parks and Community Service Commission have evaluated all the CDBG applications, recommendations for CDBG allocations will be made to the City Council in February or March, 2012. All applicants will receive notification when this public hearing will take place. All are welcome to attend.

RESOLUTION _____

APPROVING COMMUNITY NEEDS PRIORITIES AND EVALUATION CRITERIA FOR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATIONS AND
FORMATION OF A SUB-COMMITTEE OF THE PARKS AND COMMUNITY SERVICES
COMMISSION TO ASSIST WITH THE EVALUATION OF CDBG APPLICATIONS

WHEREAS, the City Council directed staff to revise the Community Development Block Grant (CDBG) application process so that those agencies that best address the local needs of Tracy receive priority funding, and

WHEREAS, during the past year, an internal staff committee was formed to evaluate and rate Tracy's local needs based on experience working in the community and with community programs, and a City commissioned, independent survey of the community's top priorities, and

WHEREAS, staff from the Police Department, Code Enforcement division, City Manager's Office, Economic Development and Parks and Community Services Department met to define Tracy's most urgent need for services, and

WHEREAS, the staff committee identified four areas that have the greatest need for services within the community at this time and those areas are (in order of priority): (1) job creation, (2) emergency food and shelter, (3) domestic violence services, and (4) senior/adult services, and

WHEREAS, all eligible agencies may apply for CDBG funding but those agencies with programs that most fully satisfy the four priority needs will score higher during the evaluation process, and

WHEREAS, to encourage meaningful citizen involvement, public examination and appraisal of the CDBG evaluation process, and enhance program accountability, the Parks and Community Services Commission has agreed to form a three member sub-committee (the "CDBG Sub-Committee") to assist in the development of evaluation criteria, determine priority areas of need and evaluate CDBG applications and make funding recommendations, and

WHEREAS, the CDBG Sub-Committee will meet each year in spring and will annually reassess the areas of local need in order to remain flexible and responsive to current needs that may change from year to year, and

WHEREAS, the CDBG Sub-Committee and staff have a ranking process of prioritization for the allocation of CDBG funds based on HUD national objectives and application requirements as well as narrative that will require applicants to explain and demonstrate how the funding requested meets one or more of the four areas of need in Tracy.

NOW THEREFORE, BE IT RESOLVED that:

1. The City Council approves the four areas of local service needs, in weighted order, as (1) job creation, (2) emergency food and shelter, (3) domestic violence services, and (4) senior/adult services; and

2. The City Council accepts the recommendation of the Parks and Community Services Commission to form a three member sub-committee to work with staff in the development of evaluation criteria, evaluation of CDBG applications, and provision of funding recommendations.

* * * * *

The foregoing Resolution _____ was adopted by the City Council on the 3rd day of November 2010, by the following vote:

AYES:	COUINCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk